



GRASSROOTS
REALTY GROUP

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343 falshire Drive NE
Calgary, Alberta

MLS # A2233775



\$494,999

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Standard, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

?? Fully Renovated | Move-In Ready | Income Potential! Welcome to this beautifully renovated detached home in the heart of the vibrant Falconridge community! This spacious and modern home offers 3 bright bedrooms and a full bathroom upstairs, perfect for growing families. The main floor features a welcoming living room, a stylish kitchen, and an additional full bathroom—plus a separate side entrance leading to the fully developed basement. The basement illegal suite includes 1 bedroom, a second kitchen, laundry, full washroom and its own private entrance, making it ideal for rental income or extended family living. This property has been thoughtfully updated from top to bottom—just move in and enjoy! Located close to schools, parks, transit, and shopping, this home offers both comfort and convenience. Don't miss this exceptional opportunity—book your showing today!