



**GRASSROOTS**  
REALTY GROUP

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**307 Falshire Drive NE**  
**Calgary, Alberta**

**MLS # A2233924**



**\$320,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, See Remarks		

**Inclusions:** None

If you've been looking for a charming and functional home in a well-connected, family-friendly community, this is it! With a total finished area of 1,632.0 square feet, this lovely two-storey townhome in the heart of Falconridge offers the ideal blend of comfort, convenience, and flexibility. Step into a warm and welcoming main floor featuring a bright FRESHLY PAINTED living room, a dedicated dining area, and a kitchen that's just the right size for daily meals or weekend family sessions. There's also a handy 2-piece bathroom WITH NEW VANITY and—best of all—TWO PRIVATE ENTRANCES: one at the front for guests, and one at the back that leads you to your very own private fenced yard and assigned parking stall. It's perfect for outdoor gatherings, BBQs, or simply enjoying a quiet cup of coffee. Upstairs, you'll find three comfortable bedrooms and a 4-piece bathroom, offering plenty of space for a growing family, roommates, or a home office setup. Need even more room? The developed basement provides a versatile flex space you can customize to suit your lifestyle—create a cozy movie den, home gym, playroom, or whatever fits your needs! RECENT UPGRADES INCLUDE NEWLY INSTALLED TOILET ON BOTH WASHROOMS (2025), NEW CHANDELIERS (2025), NEW ELECTRIC STOVE (2023) AND NEW HEATER THERMOSTAT. Located in a highly convenient area, this home puts you close to schools, parks, shopping, restaurants, and public transit—everything you need is just minutes away. Whether you're looking to stop renting and start owning, or you're adding a great property to your investment portfolio, this Falconridge gem is full of potential and ready to welcome you home. This one's got the right feel, the right features, and the right location. Come see why

it's the right fit for you!