



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

343 Falshire Way NE  
Calgary, Alberta

MLS # A2242580



**\$499,900**

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	None
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Welcome to this well-maintained 3-bedroom home, ideally located on a quiet street with a playground just across the road. This bright and functional 2-storey layout offers great space for everyday living and entertaining. The main floor features a spacious living area with large windows that bring in natural light, a practical kitchen with granite countertops, and a dedicated dining space. The back entrance includes a mudroom and a convenient 2-piece bathroom. Upstairs, the primary bedroom offers a large walk-in closet and 4-piece ensuite, accompanied by two additional good-sized bedrooms. The basement features a large recreation or entertainment area with brand new carpet, perfect for family use or a home theatre setup. Recent updates include fresh paint throughout, new siding, a brand new stainless steel stove and over-the-range microwave, and updated carpeting. The fully fenced backyard is sunny and spacious, complete with a patio area ideal for relaxing or entertaining. This home presents excellent value for those seeking a move-in ready option in a family-friendly community, with no condo fees and room to grow.