



GRASSROOTS
REALTY GROUP

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31 Falshire Terrace NE
Calgary, Alberta

MLS # A2259624



\$345,000

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,105 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this upgraded townhome in an established community. This corner/end unit features over 1400 Sq. Ft of living space on three levels, total of 4 bedrooms, 1.5 bathrooms, spacious deck, private backyard and two assigned parking units close to the front entrance. An open floor plan on the main floor with plenty of natural light, a cozy living room with bay windows and brand-new vinyl flooring, gorgeous kitchen featuring stainless steel appliances, white cabinets, brand new quartz counter tops & back splash, the well-located 2 pc bathroom with new vanity and other fixtures. Sit and relax in the sun-soaked dining/nook area or slip outside to enjoy the private patio with the view of the green space. The upper-level features, large master bedroom with closet, fully renovated 4-piece bathroom, and two more bedrooms. The professionally developed lower level has an additional bedroom, a large recreational room, laundry room with new washer and plenty of storage space. New energy star triple pane vinyl windows, brand new interior doors, flooring, trim, baseboards, light fixtures, and new paint on all three levels are some of the recent upgrades of this home. Visitor parking just steps from the front entrance and newly landscaped fenced backyard are some of the additional features of this home. Close to all amenities, easy access to major roadways and waking distance schools, bus stops and shopping and Dashmesh Gurudwara. For more details, view additional pictures and virtual tour links.