



GRASSROOTS
REALTY GROUP

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

141 Falshire Close NE
Calgary, Alberta

MLS # A2266963



\$538,888

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

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

Inclusions: n/a

Welcome to this fully renovated bi-level home in the desirable community of Falconridge — a perfect move-in-ready property with no hassle for buyers! (Fully Renovated | All New Appliances | Illegal Basement Suite | Oversized 24'x24' Garage | Large 4,156 sq.ft. Lot | Big Deck | New 40-Gallon Hot Water Tank) Step inside to find a bright open layout with vaulted ceilings, fresh paint, and brand-new vinyl plank flooring throughout. The modern kitchen features quartz countertops, new stainless-steel appliances, and ample cabinetry—ideal for everyday living and entertaining. The finished basement includes an illegal suite with 2 Bedrooms, a kitchen, living, and upgraded bathroom—offering flexible living options for extended family. (Buyers are advised to verify any suite requirements with the City of Calgary if considering legalization.) Additional features include a new 40-gallon hot water tank, an oversized double garage, and a large deck overlooking the private fenced yard. Located close to schools, parks, shopping, and transit, this property combines modern upgrades, space, and convenience in one great package.