



GRASSROOTS
REALTY GROUP

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46 Falshire Terrace NE
Calgary, Alberta

MLS # A2270483



\$370,000

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	na
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Welcome to this well-maintained 2-storey townhouse located in the heart of Falconridge! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtful layout, this home offers comfort and convenience for first-time buyers or savvy investors. Step inside to a bright main floor with an open-concept living and dining area, perfect for entertaining. The kitchen offers plenty of cabinet space and natural light. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a private ensuite. The fully developed basement adds extra living space for a family room, office, or play area. Enjoy the benefits of a low-maintenance lifestyle with close proximity to schools, shopping, dining, public transit, and more. Whether you’re looking to get into the market or expand your rental portfolio, this property is a fantastic opportunity. Don’t miss out!!