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 (44 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

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!!