15 Falshire Terrace NE
Calgary, Alberta

MLS # A2279696

$329,000

Division:	Falconridge
Type:	Residential/Five Plus
Style:	3 Level Split
Size:	880 sq.ft.
Age:	1982 (44 yrs old)
Beds:	2
Baths:	2
Garage:	Off Street, Stall
Lot Size:	-
Lot Feat:	Back Yard, Corner Lot

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	$ 449
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions:	None

This is the kind of home that makes ownership feel achievable. A well-maintained corner unit townhouse with over 1,200 sq ft of thoughtfully used space, offering room to grow without feeling overwhelming. Inside, the layout is practical and easy to live in, with tile and laminate flooring throughout and a kitchen finished with stainless steel appliances. The home has been consistently cared for, including newer washer and dryer, so the focus stays on settling in—not catching up on repairs. With two bedrooms and one bathroom, the space works for today while leaving options for tomorrow. The walkout lower level opens the door to flexibility—whether that’s extra living space with an existing 3 piece bathroom, a work-from-home setup, or the potential for a bachelor-style suite (subject to municipal and condo board approval). Being a corner unit means more privacy, a fenced outdoor area, and plenty of street parking right out front for friends and family—small things that make day-to-day life easier. Set in a connected, established neighbourhood close to schools, transit, and daily essentials, this home offers a solid starting point for first-time buyers who want stability, flexibility, and a place that simply makes sense.