



GRASSROOTS
REALTY GROUP

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83 Falshire Way NE
Calgary, Alberta

MLS # A2286559



\$495,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

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

Inclusions: none

Unlock the Potential in Falconridge! Whether you're an investor searching for your next income property or a buyer ready to renovate and create your dream home, this opportunity checks all the boxes! Nestled in the established and convenient community of Falconridge, this property offers versatility, space, and incredible upside potential. The bright and spacious main level welcomes you with a generous living room, a large functional kitchen, three comfortable bedrooms, and a full four-piece bath. Step through the sliding doors off the dining area onto your covered deck — perfect for morning coffee or summer BBQs. Downstairs, you'll find a self-contained (illegal) suite with two bedrooms, its own kitchen, family room, and bathroom — ideal for extended family or rental income potential. Large new basement windows (2023) flood the lower level with natural light, creating a warm and inviting atmosphere. Shared laundry adds convenience for both levels. Outside, enjoy the benefits of a double detached oversized garage with paved rear alley access, plus potential RV parking — a rare and valuable feature! Located just minutes from playgrounds, schools, shopping, transit, and major roadways, this home combines lifestyle, location, and long-term value. Opportunities like this don't last — bring your vision and make it yours!