



**46 Falshire Terrace NE
Calgary, Alberta**

MLS # A2288711



\$349,999

Division:	Falconridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

PRICE DROP \$363,979---->\$349,999 ----- Welcome to this beautifully updated 2-storey townhome in the heart of the NE! Offering over 1,600 SQFT of combined living space, this move-in-ready home features 3 spacious bedrooms and 2.5 full bathrooms—perfect for families, first-time buyers, downsizers, or savvy investors. The bright and inviting main floor showcases stylish new vinyl plank flooring and ceramic tile throughout. The fully renovated kitchen is a true highlight, complete with brand-new cabinetry, elegant quartz countertops, and stainless steel appliances—creating a sleek and functional space ideal for both everyday living and entertaining. The bathrooms have also been upgraded with matching quartz countertops, adding a cohesive and modern touch throughout the home. The open-concept layout offers both comfort and practicality, designed to suit today’s lifestyle. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat, along with well-appointed bathrooms that blend style and functionality. The fully developed basement provides valuable additional living space—perfect for a recreation room, home office, gym, or guest suite—offering flexibility to meet your needs. Location truly sets this home apart. Enjoy the convenience of being just a 5-minute walk to an elementary school, junior high school, and daycare, with two high schools only a short 5-minute drive away. Grocery stores, shopping centres, restaurants, and everyday amenities are all nearby, and multiple transit routes make commuting simple and efficient. Currently tenant-occupied and generating strong rental income, this property presents an excellent investment opportunity. It’s equally ideal for buyers seeking a low-maintenance home in a highly accessible, family-friendly neighbourhood. Don’t miss your

chance to own this beautifully updated home offering the perfect blend of space, style, and unbeatable convenience! Disclaimer: Some photos have been virtually staged.