



**43 Falshire Close NE
Calgary, Alberta**

MLS # A2290129



\$499,000

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Unassigned		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

NICE AND CLEAN 4 LEVEL SPLIT WITH 3+2 BEDROOMS 2 FULL BATHS.LIVING ROOM WITH BAY WINDOW.FORMAL DINING ROOM AND ALSO BREAKFAST NOOK IN THE KITCHEN.CLOSE TO 2 SCHOOLS.EASY TO SHOW.SHOWS NICE.UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS AND ONE BATH. KITCHEN WITH EATING AREA.FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE.SELLER IS NOT AWARE OF ANY PERMITS FOR THE DEVELOPMENT OF BASEMENT.