



**119 Falshire Terrace NE
Calgary, Alberta**

MLS # A2291766



\$310,000

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

**** HUGE PRICE REDUCTION OF \$15,000 **** Welcome to 119 Falshire Terrace NE, a clean, move-in-ready townhouse in the heart of Falconridge, one of Calgary's most connected and family-friendly communities. With 3 bedrooms, 2 bathrooms, and 1,096 square feet spread across two floors, this home gives your family the space it needs at a price that makes sense. The main floor is bright and welcoming, with a large bay window in the living room that fills the space with natural light. The kitchen was updated in 2018 with new backsplash, refinished cabinets, new countertops, and a handy portable island that you can move around to suit how your family uses the space. All kitchen appliances, plus the washer and dryer, were replaced in 2018, so the big-ticket items are already taken care of. All windows in the home were also replaced in 2009, improving comfort and energy efficiency. Upstairs, three good-sized bedrooms and a full bathroom give everyone their own space. The unfinished basement is a blank canvas, already home to the laundry area, and ready for you to turn into a rec room, home office, play area, or extra storage whenever you are ready. The furnace and hot water tank were both replaced in 2015, giving you peace of mind on the big mechanical items. Step outside and you will find a private backyard with a brand-new wood fence, a safe, quiet spot for kids, pets, or an evening outside. The location is hard to beat. Grant MacEwan Elementary, Falconridge Elementary, Terry Fox Junior High, and Bishop McNally High School are all close by, a real everyday convenience for families. Castleridge Plaza and McKnight Village are just minutes away for shopping and errands, and a Real Canadian Superstore is nearby for groceries. The Genesis Centre, a well-loved community hub for sports, fitness, and recreation, is also close. Several Calgary

Transit bus routes service the area, and the McKnight-Westwinds LRT station is not far for an easy commute downtown. Whether you are buying your first home, looking for a great place to raise a family, or searching for a solid rental property, 119 Falshire Terrace NE checks all the boxes. Homes like this at this price do not last long. Call your favourite realtor and book your showing today.