



**156 Falshire Close NE
Calgary, Alberta**

MLS # A2300457



\$499,000

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,054 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed in yard, Basement appliances: Dryer, Electric Range, Refrigerator, Hood Fan, Washer, TV Mount(s)

Welcome to 156 Falshire Close NE, a well-maintained 4-level split located on a quiet street in the established community of Falconridge—offering excellent potential for multi-generational living or a mortgage helper opportunity with an illegal suite and separate entrance. Step inside to a bright and inviting main floor featuring a spacious living room filled with natural light and finished with engineered hardwood flooring throughout. The kitchen has been updated with stainless steel appliances and flows seamlessly into the formal dining area, creating a functional space for everyday living and entertaining. Upstairs, you’ll find a generous primary bedroom complete with a walk-through closet leading to a 4-piece bathroom, along with two additional bedrooms ideally suited for family or guests. The lower level includes a dedicated pantry and separate laundry for the upper suite, providing added convenience and separation between living spaces. The illegal basement suite is accessed through its own private rear entrance and features a large open-concept living and dining area, a full kitchen, and a 3-piece bathroom with its own in-suite laundry. The basement level also includes a spacious bedroom with a large window, two additional storage rooms, and a massive crawl space that extends beneath the entire third level—offering exceptional storage capacity. With two fully separate living areas, central air conditioning, and a central vacuum system, this home is designed for flexibility and comfort. Ideally located close to schools including Falconridge School, Grant MacEwan School, Terry Fox School, and Bishop McNally High School, as well as parks, shopping, transit, and nearby daycares, this is a fantastic opportunity in a well-connected, family-friendly community.