



GRASSROOTS
REALTY GROUP

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**355 Falshire Way NE
Calgary, Alberta**

MLS # A2202987



\$536,500

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Refrigerator-2, Washer/Dryer Stacked-2, Dishwasher-2, Rangehood-2, Electric Stove- 2

Welcome to your next home! This beautifully updated 2-storey detached home in Falconridge offers incredible value and space for the whole family-plus an illegal basement suite. Upstairs, you'll find 3 spacious bedrooms and a full bathroom. The main floor features an open concept living and dining area, a kitchen with stainless steel appliances, a laundry area and a half bath. No carpet here—just clean, low-maintenance vinyl and laminate flooring throughout. The entire home has been professionally painted and cleaned, so all you need to do is move in. Enjoy the outdoors with a private deck, fenced yard, and double detached garage. Plus, both the house and garage had their shingles replaced in 2020! The illegal basement suite includes a bedroom, kitchen, full bath, recreation area, and storage room, making it ideal for extended family or rental income. Located just minutes from schools, parks, playgrounds, transit, grocery stores, and restaurants, this home offers convenience, comfort, and long-term value. Don't miss out on this amazing opportunity—schedule your showing today!