



GRASSROOTS
REALTY GROUP

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11 Falshire Drive NE
Calgary, Alberta

MLS # A2213178

\$549,900



Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to 11 Falshire Drive NE — a radiant and move-in-ready detached home located in the vibrant, family-friendly community of Falconridge. Offering 5 spacious bedrooms, 2 full bathrooms, and over 2,000 sq ft of total living space, this beautifully upgraded property is perfect for growing families, multi-generational living, or savvy investors seeking a high-potential rental. The main floor features an open-concept layout filled with natural light, a cozy living and dining area, and a well-appointed kitchen with ample cabinetry and counter space. Three generous bedrooms and a full bathroom complete the main level. The fully finished basement, with its own separate entrance, includes two additional bedrooms, a second full bathroom, kitchen and a spacious rec room . Outside, enjoy a private fenced backyard and an oversized double detached garage with a front driveway, providing rare and ample parking. Conveniently located near schools, shopping, transit, McKnight Blvd, and Stoney Trail, this home offers comfort, value, and lasting potential. Whether you're a first-time buyer or a strategic investor, 11 Falshire Drive NE is the opportunity you've been waiting for.