

# \$504,999 - 343 Falshire Drive Ne, Calgary

MLS® #A2233775

**\$504,999**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

?? Fully Renovated | Move-In Ready | Income Potential!

Welcome to this beautifully renovated detached home in the heart of the vibrant Falconridge community! This spacious and modern home offers 3 bright bedrooms and a full bathroom upstairs, perfect for growing families. The main floor features a welcoming living room, a stylish kitchen, and an additional full bathroom—plus a separate side entrance leading to the fully developed basement.

The basement illegal suite includes 1 bedroom, a second kitchen, laundry, full washroom and its own private entrance, making it ideal for rental income or extended family living.

This property has been thoughtfully updated from top to bottom—just move in and enjoy! Located close to schools, parks, transit, and shopping, this home offers both comfort and convenience.

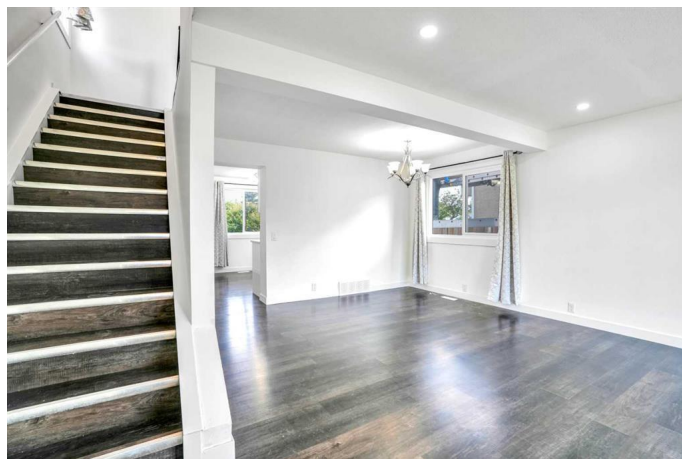
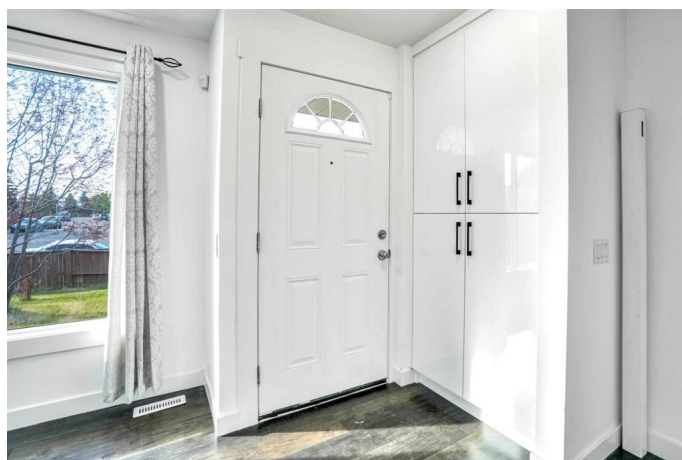
Don't miss this exceptional opportunity—book your showing today!

Built in 1981

## Essential Information

MLS® #                   A2233775

Price                     \$504,999



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,092
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	343 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j1t8

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	63
Zoning	R-CG

### **Listing Details**

Listing Office	Creekside Realty
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