

# \$389,999 - 110 Falshire Terrace Ne, Calgary

MLS® #A2214861

**\$389,999**

3 Bedroom, 3.00 Bathroom, 989 sqft

Residential on 7.14 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully newly renovated townhouse, offering almost 1400 square feet of livable space! Located in a quiet complex, this townhouse offers several new features including a brand-new furnace and hot water tank (2023), as well as newer windows throughout.

On the main floor you will be welcomed into a spacious living room with a new and modern 2 piece bath. Step into the bright kitchen with white cabinetry, brand new LVP floor runs throughout the main floor, adding a modern feel. Off the kitchen is a fully fenced, no maintenance, private backyard—ideal for summer BBQs and entertaining.

Upstairs, the generous primary bedroom is accompanied by two additional bedrooms and a full four-piece bathroom, offering comfort and functionality for families or guests. The fully finished basement features a recreation room perfect for a family room or home office, another modern full bathroom, and a laundry area with additional storage.

Located in the family-friendly community of Falconridge, the property is close to four schools, the community center, NESS Sportsplex, shopping plazas, medical facilities, restaurants, and public transit. Enjoy quick access to the C-Train, McKnight Boulevard, Deerfoot Trail, Stoney Trail, and the airport. Don't miss your chance to own this move-in-ready gem—book your showing today!



Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214861      |
| Price          | \$389,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 989           |
| Acres          | 7.14          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 110 Falshire Terrace Ne |
| Subdivision | Falconridge             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3B3                 |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 6             |
| Zoning         | M-C1          |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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