

# \$549,000 - 231 Falshire Way Ne, Calgary

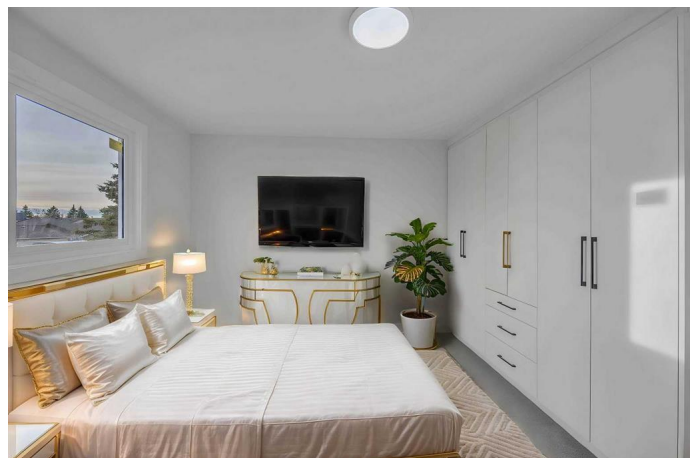
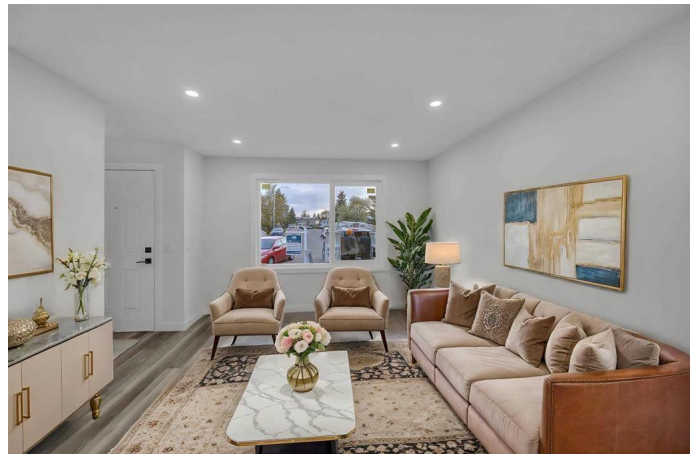
MLS® #A2236686

**\$549,000**

4 Bedroom, 4.00 Bathroom, 1,246 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this fully renovated single detached home is nestled in a highly sought-after, family-friendly neighborhood and offers the perfect blend of comfort, functionality, and modern style. Featuring a total of 4 bedrooms and 3.5 bathrooms, the home includes a separate side entrance to a fully finished basement with an illegal suite, making it ideal for multigenerational living or a great mortgage helper. The main floor boasts a brand-new kitchen with ample cabinetry, modern finishes, and a new dishwasher, which opens into a bright dining area and a cozy living room—perfect for family gatherings or entertaining guests. A convenient half-bathroom completes the main level. Upstairs, you™ll find three generously sized bedrooms, including a spacious primary suite with a private 3-piece ensuite, as well as a fully renovated 4-piece main bathroom. The basement suite offers a large bedroom, a full bathroom, a comfortable family room, a well-equipped kitchen, and its own separate laundry, ensuring privacy and independence for occupants. Recent upgrades include new flooring, plush carpeting, new windows and doors, updated lighting fixtures, and fully modernized bathrooms throughout. The fully fenced backyard offers a safe and private outdoor space for children or pets to play. Located close to schools, parks, shopping centers, and major transportation routes, this move-in-ready home presents a rare opportunity to own a stylish, functional, and



versatile property in a prime location.

Built in 1982

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236686    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,246       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 231 Falshire Way Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2B3              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Stove(s), Washer           |
| Heating           | Forced Air, Central                                                                |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |

Basement                      Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

**Exterior**

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

**Additional Information**

Date Listed              July 3rd, 2025  
Days on Market        41  
Zoning                    R-CG

**Listing Details**

Listing Office           PREP Realty

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