

# \$529,999 - 195 Falshire Drive Ne, Calgary

MLS® #A2216107

**\$529,999**

4 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

**PRICED TO SELL! | TWO-Storey Detached Home + ILLEGAL BASEMENT SUITE**  
(Separate Kitchen, Entrance & Laundry) | 1151 SQFT Above Grade + 511 SQFT Below |  
**GREAT INVESTMENT OR FAMILY LIVING**

Your Opportunity Awaits in Falconridge!

This well-maintained 2-storey detached home offers versatile living options—perfect for homeowners seeking mortgage helpers or investors looking for strong rental potential. The illegal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income.

## ? KEY FEATURES:

- ? 4 Beds + 2 Baths (Above & Below Grade Layout)
- ? Bright & Functional Main Floor with open sightlines
- ? Spacious Primary Bedroom + Additional Upstairs Bedrooms
- ? Private Backyard — Low-maintenance & ready for summer enjoyment
- ? Separate Laundry & Utilities for Basement Convenience
- ? Great Location — Close to schools, transit, shopping & Stoney Trail

**?? INVESTOR ALERT!** With rental demand soaring, this property delivers cash-flow potential. Owner-occupiers can offset costs while building equity.



? ACT FAST – This Won’t Last! Priced aggressively for a quick sale. Perfect for first-time buyers, growing families, or savvy investors. Book your showing TODAY before it’s gone!

Built in 1981

**Essential Information**

MLS® #	A2216107
Price	\$529,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	195 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1P7

**Amenities**

Parking Spaces	2
Parking	Alley Access, Parkade

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage
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Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	12
Zoning	RC-G

## Listing Details

Listing Office	PREP Realty
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