

\$385,000 - 46 Falshire Terrace Ne, Calgary

MLS® #A2229837

\$385,000

3 Bedroom, 3.00 Bathroom, 1,069 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this well-maintained 2-storey townhouse located in the heart of Falconridge! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtful layout, this home offers comfort and convenience for first-time buyers or savvy investors.

Step inside to a bright main floor with an open-concept living and dining area, perfect for entertaining. The kitchen offers plenty of cabinet space and natural light. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with a private ensuite. The fully developed basement adds extra living space for a family room, office, or play area.

Enjoy the benefits of a low-maintenance lifestyle with close proximity to schools, shopping, dining, public transit, and more. Whether you're looking to get into the market or expand your rental portfolio, this property is a fantastic opportunity.

Donâ€™t miss out!!

Built in 1982

Essential Information

MLS® # A2229837

Price \$385,000

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,069 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 46 Falshire Terrace Ne |
| Subdivision | Falconridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 3B4 |

Amenities

| | |
|-----------|------------|
| Amenities | None |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Range Hood |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 78 |
| Zoning | M-C1 d75 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.