\$614,999 - 195 Falshire Drive Ne, Calgary

MLS® #A2269573

\$614,999

4 Bedroom, 3.00 Bathroom, 1,251 sqft Residential on 0.07 Acres

Falconridge, Calgary, Alberta

PRICED TO SELL! | TWO-Storey Detached Home + LEGAL BASEMENT SUITE (Separate Kitchen, Entrance & Laundry) | 1251 SQFT Above Grade + 561 SQFT Below | GREAT INVESTMENT OR FAMILY LIVING Your Opportunity Awaits in Falconridge! This well-maintained 2

storey detached home offers versatile living optionsâ€"perfect for homeowners seeking mortgage helpers or investors looking for strong rental

potential. The legal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income. ?

KEY FEATURES: ? 4 Beds + 2.5 Baths (Above & Below Grade Layout) ? Bright & Functional Main Floor with open sightlines ? Spacious Primary Bedroom

+ Additional Upstairs Bedrooms ? Private Backyard â€" Low-maintenance & ready for summer enjoyment ? Separate Laundry & Utilities for Basement

Convenience? Great Location â€" 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 â€" 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!







Essential Information

MLS® # A2269573 Price \$614,999

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,251
Acres 0.07
Year Built 1981

Type Residential
Sub-Type Detached
Style 2 Storey

Community Information

Address 195 Falshire Drive Ne

Active

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3N 1P7

Amenities

Status

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Quartz Counters

Appliances Central Air Conditioner, Electric Stove, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer,

Washer/Dryer Stacked, Window Coverings

Heating Central

Cooling Central Air

Has Basement Yes
Basement Full

Exterior

Exterior Features Fire Pit, Private Entrance

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle
Construction Aluminum Siding

Foundation See Remarks

Additional Information

Date Listed November 7th, 2025

Days on Market 1

Zoning RC-G

Listing Details

Listing Office First Place Realty

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