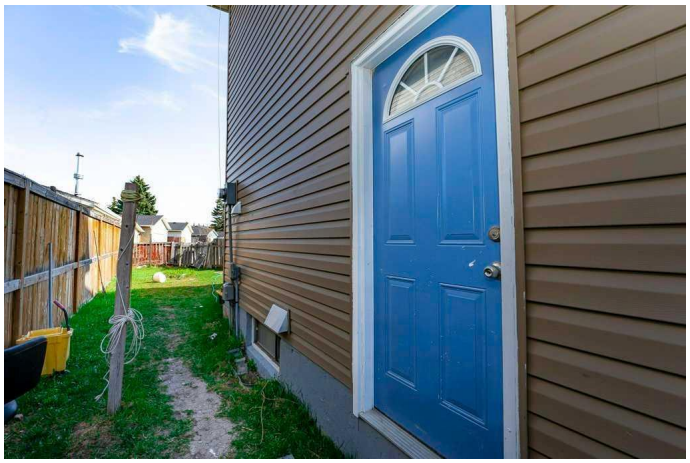
$529,999 - 195 Falshire Drive Ne, Calgary

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 optionsâ€”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 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 Wonâ€™t Last! Priced aggressively for a quick sale. Perfect for first-time buyers, growing families, or savvy investors. Book your showing TODAY before itâ€™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

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	1
Zoning	RC-G

Listing Details

Listing Office	PREP 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.