

# \$538,888 - 141 Falshire Close Ne, Calgary

MLS® #A2266963

**\$538,888**

4 Bedroom, 2.00 Bathroom, 874 sqft  
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to this fully renovated bi-level home in the desirable community of Falconridge — a perfect move-in-ready property with no hassle for buyers!

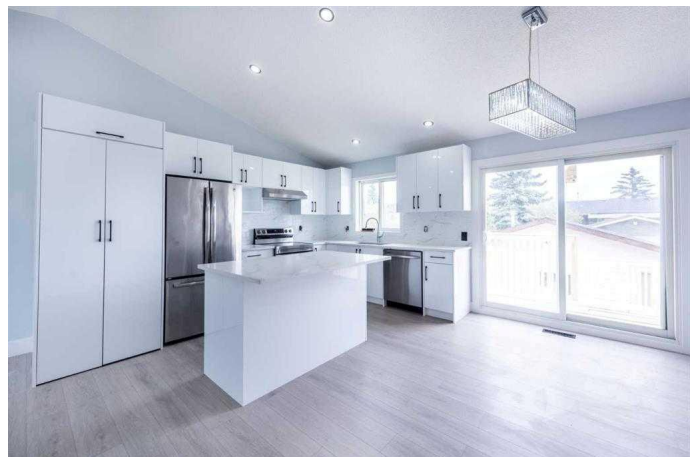
(Fully Renovated | All New Appliances | Illegal Basement Suite | Oversized 24'™ — 24'™ Garage | Large 4,156 sq.ft. Lot | Big Deck | New 40-Gallon Hot Water Tank)

Step inside to find a bright open layout with vaulted ceilings, fresh paint, and brand-new vinyl plank flooring throughout. The modern kitchen features quartz countertops, new stainless-steel appliances, and ample cabinetry — ideal for everyday living and entertaining.

The finished basement includes an illegal suite with 2 Bedrooms, a kitchen, living, and upgraded bathroom — offering flexible living options for extended family. (Buyers are advised to verify any suite requirements with the City of Calgary if considering legalization.)

Additional features include a new 40-gallon hot water tank, an oversized double garage, and a large deck overlooking the private fenced yard. Located close to schools, parks, shopping, and transit, this property combines modern upgrades, space, and convenience in one great package.

Built in 1987



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266963    |
| Price          | \$538,888   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 874         |
| Acres          | 0.10        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 141 Falshire Close Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3A2               |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 4                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 1                                    |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

**Listing Details**

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

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