

# \$379,999 - 110 Falshire Terrace Ne, Calgary

MLS® #A2214861

**\$379,999**

3 Bedroom, 3.00 Bathroom, 1,089 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully newly renovated townhouse, offering almost 1400 square feet of livable space! Located in a quiet complex, this townhouse offers several new features including a brand new furnace and hot water tank (2023), as well as newer windows throughout.

On the main floor you will be welcomed into a spacious living room with a new and modern 2 piece bath. Step into the bright kitchen with white cabinetry, brand new LVP floor runs throughout the main floor, adding a modern feel. Off the kitchen is a fully fenced, no maintenance, private backyard ideal for summer BBQs and entertaining.

Upstairs, the generous primary bedroom is accompanied by two additional bedrooms and a full four piece bathroom, offering comfort and functionality for families or guests. The fully finished basement features a recreation room perfect for a family room or home office, another modern full bathroom, and a laundry area with additional storage.

Located in the family friendly community of Falconridge, the property is close to four schools, the community center, NESS Sportsplex, shopping plazas, medical facilities, restaurants, and public transit. Enjoy quick access to the C-Train, McKnight Boulevard, Deerfoot Trail, Stoney Trail, and the airport. Don't miss your chance to own this move in ready gem. Book your showing today!



Built in 1982

## Essential Information

MLS® #	A2214861
Price	\$379,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,089
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	110 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3B3

## Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	46
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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