

# \$345,000 - 55 Falshire Terrace Ne, Calgary

MLS® #A2236622

**\$345,000**

3 Bedroom, 2.00 Bathroom, 993 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2 full bathroom townhome in the vibrant, family-friendly community of Falconridge.

Combining comfort, functionality, and convenience, this home is perfect for first-time buyers, growing families, or investors looking for a move-in-ready property with long-term rental potential.

A standout feature is the modern full bathroom on the main floor, added in 2023, complete with a walk-in shower—ideal for guests. The main floor also boasts durable laminate flooring, a bright living room with a large bay window, and a cozy dining area that flows seamlessly into a well-appointed kitchen. The kitchen features stainless steel appliances, a dual-basin sink, sleek countertops, and ample cabinetry. Step through sliding glass doors into your private, fully fenced backyard with a patio, perfect for summer gatherings or quiet relaxation.

Upstairs, you'll find three spacious bedrooms, all with plush carpeted flooring. The primary bedroom is a peaceful retreat with ample closet space and direct access to a Jack-and-Jill style ensuite. A second full bathroom and two additional bedrooms complete this level.

The unfinished basement offers endless



potential for future development, with laundry, roughed-in plumbing, and ample storage, including space under the stairsâ€”ideal for a home gym, office, or recreation room.

Additional highlights include two parking stallsâ€”one assigned and one currently rentedâ€”and a generous shared green space just beyond the great sized backyard, perfect for gatherings and community events. Recent upgrades include a newly built full washroom on the main floor, fresh paint completed in 2023, and updated furnace and hot water tankâ€”both replaced within the last five years.

Located just minutes from schools, playgrounds, shopping, and essential amenities, this home truly checks all the boxes. The property is currently tenant-occupied, and the tenant is interested in continuing a long-term lease, making this a fantastic investment opportunity. Book your private showing today and explore the comfort, value, and potential this charming townhome has to offer!

Built in 1982

**Essential Information**

MLS® #	A2236622
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	55 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3B6

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

## Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	50
Zoning	M-C1 d75

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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