

# \$395,000 - 46 Falshire Terrace Ne, Calgary

MLS® #A2229837

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,069 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this well-maintained 2-storey townhouse located in the heart of Falconridge! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtful layout, this home offers comfort and convenience for first-time buyers or savvy investors.

Step inside to a bright main floor with an open-concept living and dining area, perfect for entertaining. The kitchen offers plenty of cabinet space and natural light. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The fully developed basement adds extra living space for a family room, office, or play area.

Enjoy the benefits of a low-maintenance lifestyle with close proximity to schools, shopping, dining, public transit, and more. Whether you're looking to get into the market or expand your rental portfolio, this property is a fantastic opportunity.

Don't miss out!!

Built in 1982

## Essential Information

MLS® #	A2229837
Price	\$395,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,069
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	46 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3B4

### **Amenities**

Amenities	None
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	44
Zoning	M-C1 d75

### **Listing Details**

Listing Office	eXp Realty
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