

**55 Falshire Terrace NE
Calgary, Alberta**

MLS # A2236622



\$369,999

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	993 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

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 stairs—ideal for a home gym, office, or recreation room. Additional highlights include two parking stalls—one assigned and one currently rented—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 tank—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!