

# \$529,999 - 195 Falshire Drive Ne, Calgary

MLS® #A2216107

**\$529,999**

4 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

**PRICED TO SELL! | TWO-Storey Detached Home + ILLEGAL BASEMENT SUITE**  
(Separate Kitchen, Entrance & Laundry) | 1151 SQFT Above Grade + 511 SQFT Below |  
**GREAT INVESTMENT OR FAMILY LIVING**

Your Opportunity Awaits in Falconridge!

This well-maintained 2-storey detached home offers versatile living options—perfect for homeowners seeking mortgage helpers or investors looking for strong rental potential. The illegal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income.

## ? KEY FEATURES:

- ? 4 Beds + 2 Baths (Above & Below Grade Layout)
- ? Bright & Functional Main Floor with open sightlines
- ? Spacious Primary Bedroom + Additional Upstairs Bedrooms
- ? Private Backyard — Low-maintenance & ready for summer enjoyment
- ? Separate Laundry & Utilities for Basement Convenience
- ? Great Location — Close to schools, transit, shopping & Stoney Trail

?? INVESTOR ALERT! With rental demand soaring, this property delivers cash-flow potential. Owner-occupiers can offset costs while building equity.



? ACT FAST – This Won’t Last! Priced aggressively for a quick sale. Perfect for first-time buyers, growing families, or savvy investors. Book your showing TODAY before it’s gone!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216107    |
| Price          | \$529,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,151       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 195 Falshire Drive Ne |
| Subdivision | Falconridge           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 1P7               |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Alley Access, Parkade |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Finished, Full, Suite   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Front Yard                            |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 52               |
| Zoning         | RC-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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