

\$614,999 - 195 Falshire Drive Ne, Calgary

MLS® #A2269573

\$614,999

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

PRICED TO SELL! | TWO-Storey Detached Home + LEGAL BASEMENT SUITE (Separate Kitchen, Entrance & Laundry) | 1251

SQFT Above Grade + 561 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 legal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income. ?

KEY FEATURES: ? 4 Beds + 2.5 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

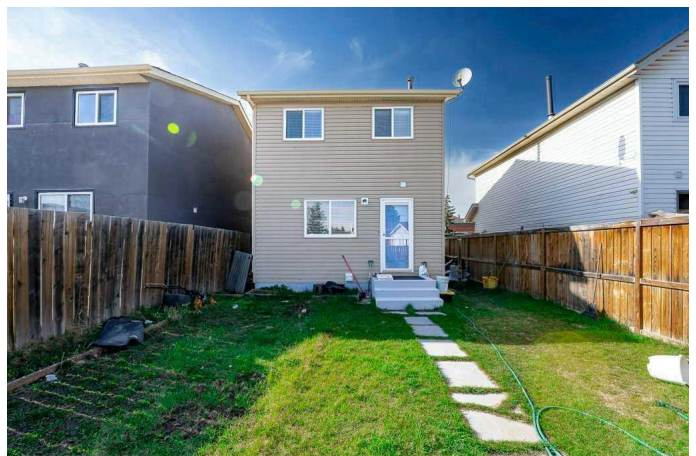
Convenience ? Great Location — Close to schools, transit, shopping & Stoney Trail ??

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® #	A2269573
Price	\$614,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
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	T3N 1P7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Central Air Conditioner, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	See Remarks

Additional Information

Date Listed	November 7th, 2025
Zoning	RC-G

Listing Details

Listing Office	First Place Realty
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