

\$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 â€“ This Wonâ€™t Last! Priced aggressively for a quick sale. Perfect for first-time buyers, growing families, or savvy investors. Book your showing TODAY before itâ€™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 | 61 |
| Zoning | RC-G |

Listing Details

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

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