

# \$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**

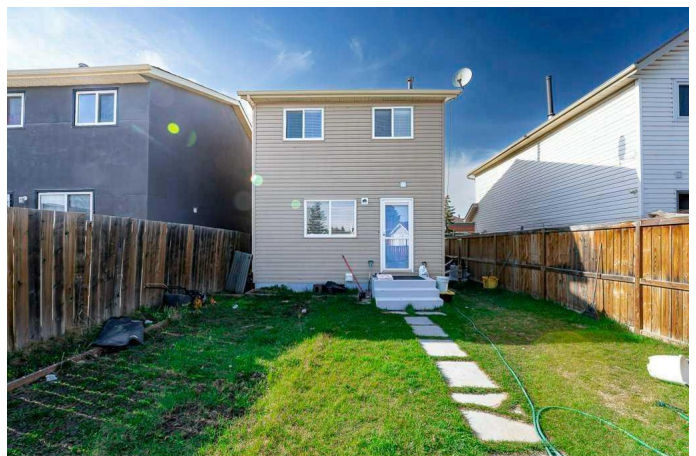
**Convenience ? Great Location — Close to schools, transit, shopping & Stoney Trail ??**

**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 |
| Days on Market | 1                  |
| Zoning         | RC-G               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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