

\$345,000 - 55 Falshire Terrace Ne, Calgary

MLS® #A2236622

\$345,000

3 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

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!

Built in 1982

Essential Information

MLS® #	A2236622
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	55 Falshire Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3B6

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	52
Zoning	M-C1 d75

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.