

138 Falshire Terrace NE
Calgary, Alberta

MLS # A2224985



\$310,000

Division:	Falconridge		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	826 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: NA

Welcome to this delightful 2 bedroom, 1 bathroom townhouse with over 1385 square feet of developed living space located in the heart of Falconridge. Perfectly suited for first time buyers, downsizers, or savvy investors, this home offers comfort, convenience, and potential at an incredible value. Freshly painted and featuring stylish new lighting throughout, the main living areas are bright and inviting. The fully finished basement adds valuable living space ideal for a rec room, home office, or guest area with tons of extra storage to keep everything organized. Enjoy the convenience of your own private backyard, perfect for summer BBQs or a bit of peaceful outdoor space, plus an assigned parking stall just steps from your front door. Situated close to schools, parks, shopping, major roadways, and transit, you're never far from what you need. Whether you're looking to move in or invest, this home is ready for your vision. Affordable, functional, and full of potential—this one is worth a look! Call your favourite realtor to book a showing today!