

# \$549,900 - 11 Falshire Drive Ne, Calgary

MLS® #A2213178

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.13 Acres

Falconridge, Calgary, Alberta

Welcome to 11 Falshire Drive NE – a radiant and move-in-ready detached home located in the vibrant, family-friendly community of Falconridge. Offering 5 spacious bedrooms, 2 full bathrooms, and over 2,000 sq ft of total living space, this beautifully upgraded property is perfect for growing families, multi-generational living, or savvy investors seeking a high-potential rental. The main floor features an open-concept layout filled with natural light, a cozy living and dining area, and a well-appointed kitchen with ample cabinetry and counter space. Three generous bedrooms and a full bathroom complete the main level. The fully finished basement, with its own separate entrance, includes two additional bedrooms, a second full bathroom, kitchen and a spacious rec room. Outside, enjoy a private fenced backyard and an oversized double detached garage with a front driveway, providing rare and ample parking. Conveniently located near schools, shopping, transit, McKnight Blvd, and Stoney Trail, this home offers comfort, value, and lasting potential. Whether you're a first-time buyer or a strategic investor, 11 Falshire Drive NE is the opportunity you've been waiting for.

Built in 1982

## Essential Information

MLS® #                   A2213178

Price                     \$549,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	11 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1P7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	72
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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