



46 Falshire Terrace Calgary Alberta

\$405,000

Welcome to this well-maintained 2-storey townhouse located in the heart of Falconridge! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtful layout, this home offers comfort and convenience for first-time buyers or savvy investors. Step inside to a bright main floor with an open-concept living and dining area, perfect for entertaining. The kitchen offers plenty of cabinet space and natural light. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The fully developed basement adds extra living space for a family room, office, or play area. Enjoy the benefits of a low-maintenance lifestyle with close proximity to schools, shopping, dining, public transit, and more. Whether you're looking to get into the market or expand your rental portfolio, this property is a fantastic opportunity. Don't miss out!! (id:6769)

Family room 19.00 Ft x 14.83 Ft

Laundry room 15.17 Ft x 6.08 Ft

4pc Bathroom 7.33 Ft x 5.25 Ft

Living room 16.42 Ft x 9.67 Ft

Kitchen 10.08 Ft x 8.67 Ft

Dining room 11.08 Ft x 6.58 Ft

Foyer 10.58 Ft x 5.67 Ft

2pc Bathroom 5.42 Ft x 4.58 Ft

Primary Bedroom 11.67 Ft x 11.00 Ft

Bedroom 8.67 Ft x 8.17 Ft

Bedroom 9.75 Ft x 9.00 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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