



195 Falshire Drive Calgary Alberta

\$529,999

PRICED TO SELL! | TWO-Storey Detached Home + ILLEGAL BASEMENT SUITE (Separate Kitchen, Entrance & Laundry) | 1151 SQFT Above Grade + 511 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 illegal basement suite features a separate entrance, kitchen, and laundry, making it ideal for extended family or additional income. KEY FEATURES: 4 Beds + 2 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! (id:6769)

4pc Bathroom 8.08 Ft x 5.08 Ft
Bedroom 8.75 Ft x 9.08 Ft
Bedroom 8.17 Ft x 12.17 Ft
Primary Bedroom 14.83 Ft x 12.92 Ft
3pc Bathroom 7.17 Ft x 8.25 Ft
Bedroom 8.42 Ft x 8.75 Ft
Kitchen 8.25 Ft x 7.25 Ft

Recreational, Games room 15.75 Ft x 10.92 Ft
Furnace 7.17 Ft x 9.67 Ft
2pc Bathroom 5.58 Ft x 4.67 Ft
Dining room 13.42 Ft x 7.17 Ft
Kitchen 11.17 Ft x 11.00 Ft
Living room 13.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
PREP Realty

<http://vineettulsiani.ca/>



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