



46 Falshire Terrace Calgary Alberta

\$363,979

Welcome to this beautifully updated 2-storey townhome in the heart of the NE! Offering over 1,600 SQFT of combined living space, this move-in-ready home features 3 spacious bedrooms and 3 full bathrooms--perfect for families, first-time buyers, downsizers, or savvy investors. The bright and inviting main floor showcases stylish new vinyl plank flooring and ceramic tile throughout. The fully renovated kitchen is a true highlight, complete with brand-new cabinetry, elegant quartz countertops, and stainless steel appliances--creating a sleek and functional space ideal for both everyday living and entertaining. The bathrooms have also been upgraded with matching quartz countertops, adding a cohesive and modern touch throughout the home. The open-concept layout offers both comfort and practicality, designed to suit today's lifestyle. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat, along with well-appointed bathrooms that blend style and functionality. The fully developed basement provides valuable additional living space--perfect for a recreation room, home office, gym, or guest suite--offering flexibility to meet your needs. Location truly sets this home apart. Enjoy the convenience of being just a 5-minute walk to an elementary school, junior high school, and daycare, with two high schools only a short 5-minute drive away. Grocery stores, shopping centres, restaurants, and everyday amenities are all nearby, and multiple transit routes make commuting simple and efficient. Currently tenant-occupied and generating strong rental income, this property presents an excellent investment opportunity. It's equally ideal for buyers seeking a low-maintenance home in a highly accessible, family-friendly neighbourhood. Don't miss your chance to own this beautifully updated home offering the perfect blend of space, style, and unbeatable conven...

Primary Bedroom 11.83 Ft x 11.58 Ft
 Bedroom 8.58 Ft x 9.67 Ft
 Bedroom 9.00 Ft x 9.75 Ft
 3pc Bathroom 8.42 Ft x 4.92 Ft
 Recreational, Games room 14.83 Ft x 22.92 Ft
 4pc Bathroom 7.42 Ft x 5.25 Ft

Furnace 7.17 Ft x 7.25 Ft
 Laundry room 8.08 Ft x 5.58 Ft
 Living room 15.25 Ft x 16.33 Ft
 2pc Bathroom 7.75 Ft x 4.50 Ft
 Kitchen 8.67 Ft x 11.33 Ft
 Dining room 6.58 Ft x 11.08 Ft

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca