

# \$559,900 - 11 Falshire Drive Ne, Calgary

MLS® #A2213178

**\$559,900**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.13 Acres

Falconridge, Calgary, Alberta

Welcome to 11 Falshire Drive NE, a beautifully maintained and updated detached home in the heart of Falconridge one of Calgary's vibrant and family-friendly communities. This spacious residence offers 5 bedrooms, 2 full bathrooms, and over 2,000 sq ft of total living space, making it ideal for growing families, multi-generational households, or investors seeking a turn-key rental property.

The main floor features a bright and open layout with large windows that fill the space with natural light. Enjoy a cozy living room, a functional dining area, and a well-appointed kitchen with plenty of cabinetry and counter space. Three generously sized bedrooms and a full bath complete the main level, providing comfortable living for the whole family.

The fully finished basement includes a separate entrance, two additional bedrooms, a second full bathroom, and a spacious rec room perfect for extended family or additional entertainment space.

Outside, you'll find a private fenced backyard, ideal for summer barbecues, kids to play, or even future development. There's ample parking with a front driveway and a Oversized Double detached garage.

Conveniently located near schools, shopping, public transit, and major roadways like McKnight Blvd and Stoney Trail, this home combines comfort, location, and value. Whether you're a first-time homebuyer or savvy investor, 11 Falshire Drive NE is move-in ready and full of potential.



Built in 1982

## Essential Information

MLS® #	A2213178
Price	\$559,900
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, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

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

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	19
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bravo Realty
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