

# \$468,900 - 343 Falshire Way Ne, Calgary

MLS® #A2262020

**\$468,900**

3 Bedroom, 2.00 Bathroom, 1,153 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to this well-maintained 3-bedroom home, ideally located on a quiet street with a playground just across the road. This bright and functional 2-storey layout offers great space for everyday living and entertaining.

The main floor features a spacious living area with large windows that bring in natural light, a practical kitchen with granite countertops, and a dedicated dining space. The back entrance includes a mudroom and a convenient 2-piece bathroom.

Upstairs, the primary bedroom offers a large walk-in closet and 4-piece ensuite, accompanied by two additional good-sized bedrooms. The basement features a large recreation or entertainment area with brand new carpet, perfect for family use or a home theatre setup.

Recent updates include fresh paint throughout, new siding, a brand new stainless steel stove and over-the-range microwave, and updated carpeting. The fully fenced backyard is sunny and spacious, complete with a patio area ideal for relaxing or entertaining.

This home presents excellent value for those seeking a move-in ready option in a family-friendly community, with no condo fees and room to grow.

Built in 1982



## Essential Information

MLS® #	A2262020
Price	\$468,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,153
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	343 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2B3

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.