



\$ 314,900.00

345 FALSHIRE DRIVE NE CALGARY

<https://paulbrinton.com>

Perfect starter home in the heart of Falconridge. Welcome to this beautiful 2 storey home with 3 bedroom and 1.5 bathrooms. Walking in you will greet yourself to the open and inviting living room with an abundance of sunlight. Walking in towards the kitchen you will notice the recently upgraded...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1148106

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-09-27 13:43:05

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 09/27/21

Two Piece Bath: 1

Lot size: 3197 sq ft

Year built: 1981

Parking: Concrete Driveway, Driveway, On Street, Outside, Parking Pad, Paved, See Remarks

PROPERTY FEATURES

Total Parking: 4

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

Fencing: Fenced

Cooling: None

Lot Features: Back Lane,Lawn,Landscaped,Level,Paved,See Remarks

Heating Type: Forced Air,Natural Gas

Flooring: Laminate,Tile

Exterior Features: Other,Playground

District: CAL Zone NE

Interior Features: Central Vacuum,No Animal Home,No Smoking Home,Open Floorplan

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Full, Partially Finished

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Suite: No

Frontage Metres: 9.28M 30`5"

Living Area SF: 1111.00

Structure Type: House

Restrictions: Utility Right Of Way

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 283.44

Photo Count: 27

Construction Materials: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, See Remarks, Washer, Window Coverings

Subdivision Name: Falconridge

Lot Size Acres: 0.07

