



\$ 199,800.00

## 55 FALSHIRE TERRACE NE CALGARY

<https://paulbrinton.com>

Check out this well-kept townhome featuring a practical floor plan, two parking stalls and close proximity to nearby schools, playgrounds and other amenities. The main floor contains a spacious and bright front living room with a bay window. Up ahead is the dining area overlooking the kitchen. The kitchen features...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159722

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1982

**Parking:** Assigned, Stall

**Post Updated:** 2021-11-10 17:13:12

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/05/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Association Amenities:** None

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Inclusions:** None.

**Lot Features:** Back Yard

**Heating Type:** Forced Air

**Flooring:** Carpet,Laminate

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street Lights

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Soaking Tub

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** M-C1 d75

**List Price Square Foot:** \$ 198.78



**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Concrete,Vinyl  
Siding,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 980.00

**Structure Type:** Five Plus

**Photo Count:** 21

**Unit Exposure:** E

**Suite:** No

**Appliances:** Dishwasher,Electric  
Stove,Refrigerator,Washer/Dryer,Window  
Coverings

**Subdivision Name:** Falconridge

**Restrictions:** Utility Right Of Way

