

# \$515,900 - 127 Falshire Way Ne, Calgary

MLS® #A2245505

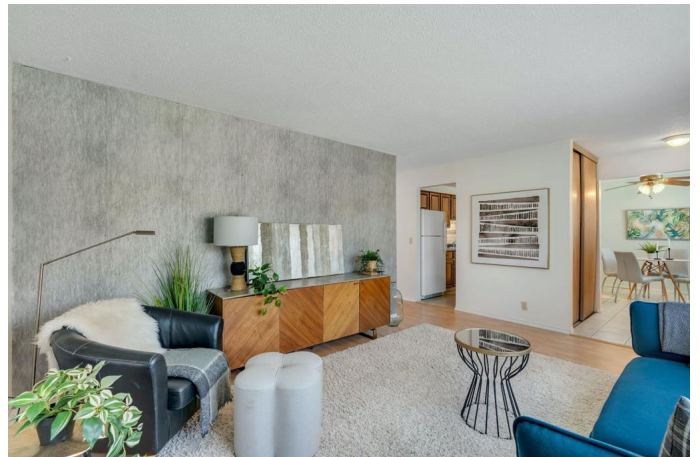
**\$515,900**

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

You will absolutely love this bungalow home! Offering over 2,000 sq ft of beautifully finished living space. This updated 4-bedroom bungalow has been lovingly maintained and checks all the boxes to be your next home! The intelligent layout is anchored by a chef inspired kitchen featuring clean appliances, ample cabinetry and counter space, exceptional storage, a breakfast nook, and a patio door for easy BBQ access or use the side entrance for potential future separate area access. You'll find smart, stylish storage solutions throughout. The main floor also boasts a spacious living room with large front windows that allow amazing natural light, laminate wood flooring an updated 4 piece bathroom with generous storage, and three spacious bedrooms. The sun filled primary bedroom includes a functional closet, while the two additional generously sized bedrooms offer excellent lighting and great closet space. The fully developed lower level offers a cozy yet open recreation area, games room, den, modern finishes, ample storage, laundry area with washer and dryer, plus an additional bedroom and bathroom. The private, sunny backyard features mature landscaping, plenty of green space perfect for summer entertaining, and convenient RV gate access with potential for a future double garage. Situated on an oversized lot, this home is ideally located near schools, parks, major car and bike routes, community centres, shopping, and best of all just steps from public



transportation. Nestled on one of the most desirable streets, this is a must see property with all new carpet and fresh paint throughout. Book your private showing today!

Built in 1983

### Essential Information

MLS® #	A2245505
Price	\$515,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	127 Falshire Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2C7

### Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, None

## Exterior

Exterior Features	Lighting, Private Yard, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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