109 Falshire Terrace NE

Calgary | Active | MLS® A2341559

$299,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1982**	**1,077 sq. ft.**

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Listed by Real Broker

A closer look

A fantastic opportunity for first-time buyers, growing families, or investors! This well-maintained 3-bedroom townhouse condo in the popular community of Falconridge combines practical living space, numerous recent upgrades, and a location that puts everyday conveniences close at hand.

The main floor offers a comfortable and functional layout, beginning with a spacious living room and convenient 2-piece bathroom. The bright, open kitchen provides generous cabinetry and connects seamlessly to an oversized dining area - the perfect space for family meals, entertaining, or hosting friends. From the dining area, step outside into your private fenced backyard, where there’s plenty of room for summer barbecues, outdoor dining, gardening, or simply enjoying the sunshine.

Upstairs, you'll find three bright bedrooms along with a full 4-piece bathroom. The lower level adds even more potential, with a full basement ready for you to develop according to your family's needs - whether that means creating a recreation room, home office, gym, additional bedroom space, or simply using it for storage.

Outside, the fenced backyard provides a private extension of your living space, while your assigned parking stall adds everyday convenience. Condo fees include garbage and recycling, snow removal, exterior maintenance, one parking stall, and contributions to the reserve fund, helping simplify homeownership.

The location is another major advantage, with schools, shopping, public transit, parks, and green space all nearby. Whether you're looking for an affordable place to call home or a property with rental potential, this townhouse offers plenty of possibilities.

With rising rental costs, owning may make more sense than continuing to rent. Bring the family, bring your small-to-medium-sized furry friends, and take the next step toward homeownership in Falconridge!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341559
Bedrooms	3
Bathrooms	2
Year Built	1982
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,077 sq. ft.
Main Level Finished Area:	544 sq. ft.
Upper Level Finished Area:	533 sq. ft.
Condo Fee:	$410.89
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8410257
Heating:	Forced Air

Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Falconshire Lane
Community:	Falconridge
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	NA
Restrictions:	Condo/Strata Approval
Pets Allowed:	Yes
Main Floor	Dining Room · 11'1" × 7'2" ·
Main Floor	Living Room · 15' × 11'1" ·

Main Floor	Kitchen · 11'4" × 8' ·
2nd Floor	Bedroom - Primary · 11'8" × 11'1" ·
2nd Floor	Bedroom · 9'10" × 9' ·
2nd Floor	Bedroom · 9'10" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1 d75
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-falshire-terrace-ne-calgary-a2341559/

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