315 Falshire Way NE

Calgary | Active | MLS® A2358658

$395,888









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1982**	**1,208.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

POPULAR NUWEST PASADENA MODEL TWO STOREY WITH A QUITE UNIQUE ONE BEDROOM ILLEGAL BASEMENT SUITE.The Main Floor Features a Large Living Room with Dining Room Combination with Hardwood Floor. HUGE NEWER Country Style Kitchen with Eating Area. Lovely Modern Cupboards with Soft Close Feature; QUARTZ COUNTER TOP and Popular Glass & Stone Back Splash; Ceramic Glass Top Stove; Vented Microwave Hood Fan. Quartz Counter in 2-Pce Bathroom. Three bedrooms up including Extra Large Primary Bedroom. Two other Spacious Bedrooms and One 4-pce Bathroom with Ceramic Tile Floor and Tub Surround. Enjoy The Convenience of a quite Unique Illegal One Bedroom Basement Suite with walk-in-Closet and big window. Nice Modern White Cupboards with Stainless Steel Sink. Separate Fridge. Tenant Uses a Hotplate. Nice 3-pce bath with One-Piece Shower enclosure plus Ceramic Tiled as well. Newer Windows Throughout, Newer RHEEM Hot Water Tank. This Home also features a Large Deck; Older Shed and Children's Play Centre with a Slide. Paved Alley & Off Street Parking. FALCONRIDGE IS BLESSED WITH FIVE SCHOOLS PLUS COMMUNITY CENTRE. DON HARTMAN MULTI-SPORTS SPORTSPLEX IS VERY CLOSE. CLOSE TO PRESTIGIOUS CORAL SPRINGS. EASY ACCESS TO STONY TRAIL, MCKNIGHT BOULEVARD, CALGARY INTERNATIONAL AIRPORT ALSO THE TRANS CANADA HIGHWAY VIA 68 STREET. MULTIPLE SHOPPING CHOICES INCLUDING SUNRIDGE MALL ARE JUST MINUTES AWAY ALSO PRARIE WINDS PARK WATER PARK. AN INCREDIBLE ARRAY OF RESTAURANTS ARE AWAITING FOR THE OPPORTUNITY OF INVIGORATING YOUR TASTE BUDS. CALL YOUR FAVOURITE REALTOR NOW.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358658
Bedrooms	4
Bathrooms	3
Year Built	1982
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	2 Storey
Total Living Area:	1,208.81 sq. ft.
Main Level Finished Area:	608.15 sq. ft.
Upper Level Finished Area:	600.66 sq. ft.
Below Grade Finished Area:	322 sq. ft.
Acreage:	No
Lot Area:	3,100 sq. ft.
Lot Frontage:	29'6"
Front Exposure:	West
Unit Exposure:	East, West
Levels:	Two
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	8111732
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	FRIDGE IN BASEMENT
Restrictions:	None Known
Main Floor	Living Room · 13'7" × 11'5" ·
Main Floor	Dining Room · 12'7" × 8'5" ·
Main Floor	Kitchen With Eating Area · 12' × 10'5" ·
Upper Level	Bedroom - Primary · 14'6" × 12' ·
Upper Level	Bedroom · 11'2" × 10' ·
Basement	Bedroom · 9'2" × 9' ·
Basement	Bedroom · 10' × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home
Exterior Features:	Private Yard

Patio And Porch Features:	Deck
Lot Features:	Back Lane, Front Yard, Landscaped, Paved, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/315-falshire-way-ne-calgary-a2358658/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.