$320,000 - 307 Falshire Drive Ne, Calgary

MLS® #A2233924

$320,000

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

If youâ€™ve been looking for a charming and functional home in a well-connected, family-friendly community, this is it! With a total finished area of 1,632.0 square feet, this lovely two-storey townhome in the heart of Falconridge offers the ideal blend of comfort, convenience, and flexibility. Step into a warm and welcoming main floor featuring a bright FRESHLY PAINTED living room, a dedicated dining area, and a kitchen thatâ€™s just the right size for daily meals or weekend family sessions. Thereâ€™s also a handy 2-piece bathroom WITH NEW VANITY andâ€”best of allâ€”TWO PRIVATE ENTRANCES: one at the front for guests, and one at the back that leads you to your very own private fenced yard and assigned parking stall. Itâ€™s perfect for outdoor gatherings, BBQs, or simply enjoying a quiet cup of coffee. Upstairs, youâ€™ll find three comfortable bedrooms and a 4-piece bathroom, offering plenty of space for a growing family, roommates, or a home office setup. Need even more room? The developed basement provides a versatile flex space you can customize to suit your lifestyleâ€”create a cozy movie den, home gym, playroom, or whatever fits your needs! RECENT UPGRADES INCLUDE NEWLY INSTALLED TOILET ON BOTH WASHROOMS (2025), NEW CHANDELIERS (2025), NEW ELECTRIC STOVE (2023) AND NEW HEATER THERMOSTAT. Located in a highly convenient area, this home puts you close to schools, parks, shopping, restaurants, and

public transitâ€”everything you need is just minutes away. Whether youâ€™re looking to stop renting and start owning, or youâ€™re adding a great property to your investment portfolio, this Falconridge gem is full of potential and ready to welcome you home. This oneâ€™s got the right feel, the right features, and the right location. Come see why itâ€™s the right fit for you!

Built in 1980

Essential Information

MLS® #	A2233924
Price	$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	307 Falshire Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1T8

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home, Pantry, See Remarks
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Few Trees, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	17
Zoning	M-C1

Listing Details

Listing Office	CIR Realty

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