

# \$339,800 - 87, 1155 Falconridge Drive Ne, Calgary

MLS® #A2201717

**\$339,800**

2 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

This beautiful townhome offers an excellent investment opportunity or a perfect choice for first-time buyers! It boasts a charming fenced front yard with an assigned parking stall conveniently located right in front, making it easy to access the private walkway. Inside, you'll be welcomed by the stylishly updated main level, featuring a modern kitchen with a tasteful color palette and elegant tile flooring throughout the kitchen and dining areas. The dining area includes sliding doors that open to the private yard. The main level is completed with a spacious living room showcasing attractive laminate flooring. Upstairs, you'll find two generous-sized bedrooms and a 4-piece bathroom. The home is ideally situated near McKnight Village, schools, public transportation, parks, and a wide range of other amenities. No car no problem! The bus stop is just a few steps away. Book your showing now!



Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2201717  |
| Price     | \$339,800 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 999           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 87, 1155 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J1E1                        |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### **Interior**

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home          |
| Appliances        | Dishwasher, Refrigerator, Electric Range |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Full, Partially Finished                 |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 18   |
| Zoning         | M-CG |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.