

\$300,000 - 303, 320 Falconridge Crescent Ne, Calgary

MLS® #A2088619

\$300,000

3 Bedroom, 1.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

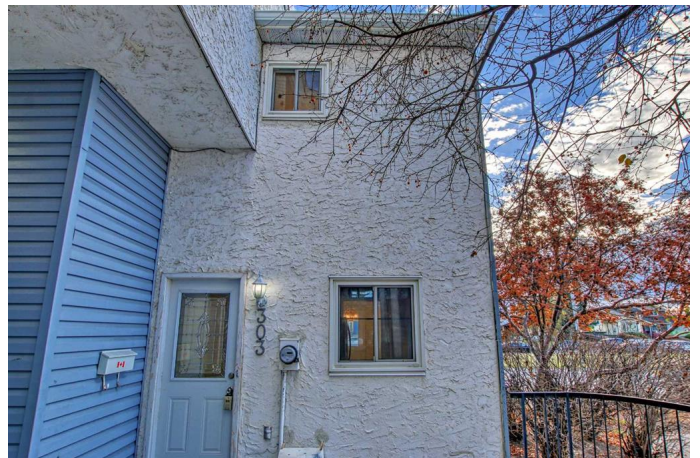
PLEASE JOIN US SUNDAY OCTOBER 29, from 12-2pm for the open house. Stop in say hello, look around ! ATTENTION FIRST-TIME BUYERS and INVESTORS - Discover a remarkable Falconridge townhome that stands out with its unique features and exceptional value. Strategically designed, it boasts a third bedroom on the top half-level " a versatile space perfect for an office, teenagers, or private living. With a full unfinished basement, this property offers just over 1400 sqft of living and entertainment space. Updates like premium vinyl windows and a new tankless hot water tank, hi efficiency furnace, washer and dryer in the basement. Condo fees cover nearly all the essentials and pets are welcome, making this perfect for both living and investing! Experience unmatched convenience, rental potential, and a prime location near schools, amenities, and transport. This Falconridge gem showcases a functional kitchen, a spacious combination dining room/ living room with glass sliding doors to a full-fenced backyard, close proximity to schools and transit and shopping. Don't miss this spectacular opportunity! Call your REALTOR today!

Built in 1980

Essential Information

MLS® # A2088619

Price \$300,000



Sold Price	\$278,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,030
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Sold

Community Information

Address	303, 320 Falconridge Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H4

Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Chandelier, Laminate Counters, Tankless Hot Water
Appliances	Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	October 25th, 2023
Date Sold	October 28th, 2023
Days on Market	3
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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