

\$339,000 - 103, 1555 Falconridge Drive Ne, Calgary

MLS® #A2113644

\$339,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome home to this charming 3-bedroom townhome nestled in a convenient location! Step inside and discover a spacious layout perfect for families and entertaining guests. The highlight of this home is the very large master bedroom boasting a generous closet and direct access to the shared main bathroom, ensuring comfort and convenience. The main level features a convenient 2-piece bathroom; ideal for guests, while the large kitchen/dining area offers ample space for meal preparation and gathering. Your spacious living room is perfect for entertaining, flowing seamlessly to the private fenced backyard, where you can enjoy outdoor activities and relaxation. Updates throughout the years including a new stove, vented heavy-duty hood fan, fresh paint, and flooring, along with ceiling fans, enhance the comfort and style of the home. Safety is paramount with your parking stall directly visible from both the master bedroom and kitchen. The kitchen is well-equipped with a dishwasher and spacious pantry for added convenience. The partially developed basement adds versatility with a huge rec room, laundry facilities, and a full-size second fridge! The basement is also perfect for additional storage and entertainment space. Families will appreciate the proximity to amenities including the nearby Sportsplex, shopping centers, schools, and a convenient bus stop just steps away on 68st with a short commute to the LRT line; allowing you to leave your car behind! Additionally, the



family friendly complex offers a private park for children to play, plenty of guest parking, and is a well maintained complex! The condo fees INCLUDE WATER/SEWER save you cost!! Don't miss out on the opportunity to make this beautiful entry-level home yours! Schedule a viewing today and experience the comfort and convenience this property has to offer.

Built in 1980

Essential Information

MLS® #	A2113644
Price	\$339,000
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	103, 1555 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1L8

Amenities

Amenities	Park, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	March 16th, 2024
Days on Market	7
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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