

# \$264,000 - 404, 330 Falconridge Crescent Ne, Calgary

MLS® #A2116833

**\$264,000**

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

LOOK AT THIS GREAT TOWNHOME! END UNIT! As you walk up to the front door, you are welcomed with a cozy sitting area - a great place to enjoy your morning coffee. Inside you will love the openness of the main level with a large living room and spacious dining room, including a ceiling fan. There is a functional kitchen for all of your meal prep. From the living room, step out your patio doors onto the back deck, and enjoy the sunny, west facing, fenced, private yard! Lots of space for the kids to play! This home even comes with a BBQ for those summer cook outs! Upstairs you have two good sized bedrooms and a large bathroom, as well as a linen closet. The downstairs is very open and just waiting for your ideas! There is a large storage area as well! Your parking stall is just outside the front door for easy access. This townhome is in a fantastic location close to schools, shopping, transit and the North East Sports Plex. It is vacant and ready for you to make it your own!

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2116833  |
| Price      | \$264,000 |
| Sold Price | \$270,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 876           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 404, 330 Falconridge Crescent Ne |
| Subdivision | Falconridge                      |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3J 1H4                          |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                         |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                       |
| Lot Description   | Back Yard, Lawn, Level, Street Lighting, See Remarks |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Vinyl Siding                                 |
| Foundation        | Poured Concrete                                      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 22nd, 2024 |
| Date Sold   | March 25th, 2024 |

|                |          |
|----------------|----------|
| Days on Market | 3        |
| Zoning         | M-CG d44 |
| HOA Fees       | 0.00     |

**Listing Details**

Listing Office           MaxWell Canyon Creek

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.