

\$310,000 - 21, 1155 Falconridge Drive Ne, Calgary

MLS® #A2118185

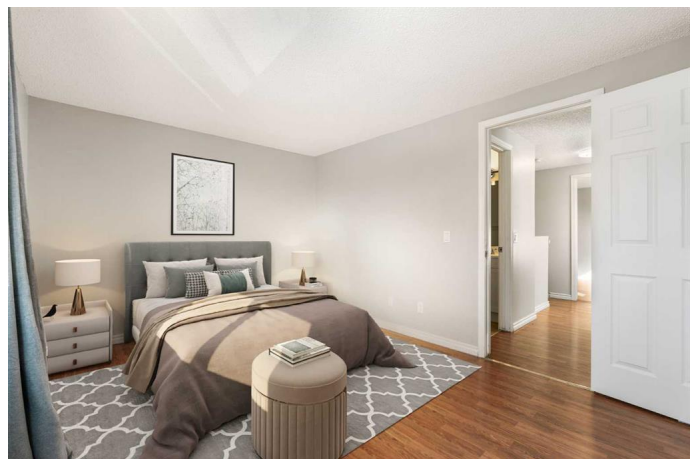
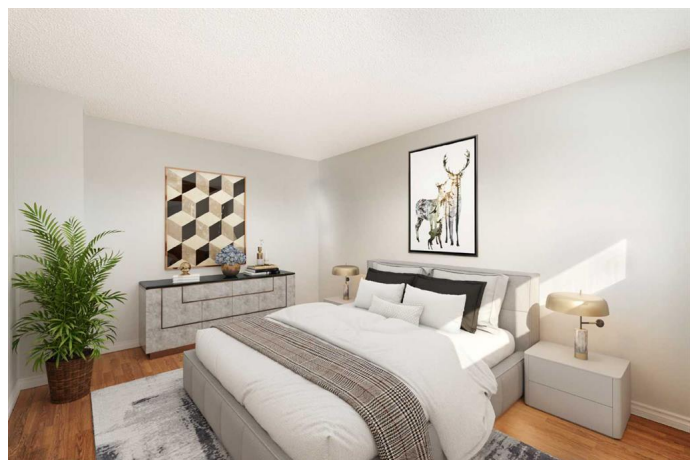
\$310,000

2 Bedroom, 1.00 Bathroom, 1,096 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to your new home in Falconridge Estates – a MOVE-IN READY unit with incredibly AFFORDABLE condo fees! This BRIGHT and SPACIOUS residence has recently undergone an impressive transformation, making it the perfect fit for its new owner. Step inside to discover the recent upgrades that have elevated this home to a new level of comfort and style. From the brand-new flooring throughout most of the main floor to the BRAND NEW HIGH-EFFICIENCY FURNACE, every detail has been considered. The ambiance of the home is further enhanced with hardwood flooring, new light fixtures, outlets, and switches, creating a modern and inviting atmosphere. The kitchen has undergone a complete renovation, boasting newer STAINLESS STEEL APPLIANCES, cabinets, countertops, and backsplash. A new front door welcomes you, and the entire space has been thoughtfully repainted, ensuring a fresh and contemporary feel. Whether you're a savvy investor seeking a lucrative rental property or a young family in search of a cozy abode, this home offers versatile living options. Upstairs, two sizable bedrooms are illuminated by big, bright windows, accompanied by a recently renovated 4-piece bathroom. Entertain effortlessly in the spacious dining area adjacent to the kitchen. Two large living areas provide ample space for relaxation, with one leading to a SUNNY, SOUTH FACING and FENCED front yard through a large sliding



patio door, and the other bathed in natural light from a large window. Location-wise, this home is a dream! Just steps away from PARKS, PLAYGROUNDS, SCHOOLS, the SPORTSPLEX, multiple PATHWAYS, SHOPPING, and various amenities, it offers the perfect blend of convenience and recreation. Residents enjoy easy access to DOWNTOWN, McKNIGHT BLVD, STONEY TRAIL, DEERFOOT TRAIL, and much more. Don't miss the chance to become part of one of Calgary's established communities! Act now and CALL YOUR REALTOR TODAY to book your PRIVATE TOUR!

Built in 1979

Essential Information

MLS® #	A2118185
Price	\$310,000
Sold Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	21, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E1

Amenities

Amenities	Other, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street

Interior

Interior Features	Recessed Lighting, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Storage
Lot Description	Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 17th, 2024
Days on Market	6
Zoning	M-CG d100
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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