

\$380,000 - 29, 1155 Falconridge Drive Ne, Calgary

MLS® #A2120793

\$380,000

2 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.00 Acres

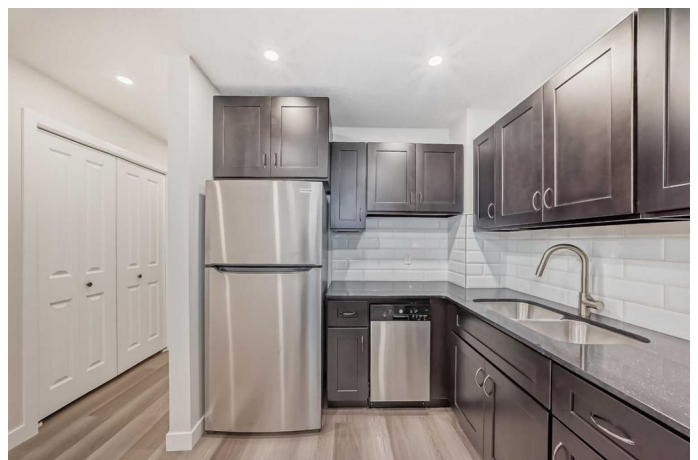
Falconridge, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 14

11am-1pm. PROFESSIONALLY

RENOVATED BEAUTIFUL TOWNHOUSE!

EVERYTHING IS NEW - kitchen, bathrooms, doors interior and exterior, windows, walls, paint, stainless steel appliances, sub floor, laminate flooring, carpet, tile, trim, furnace and hot water tank. The main floor is bright with a spacious living room, kitchen and dining area with direct access to patio & yard. Upstairs you'll find 2 spacious bright bedrooms & full bathroom. Descend to the finished basement where you can relax in the recreation room, use the 3rd room as a spare room, a full bathroom and bright laundry room. Your separate utility room has a new hot water tank & furnace. Enjoy grilling food on the patio and relax in the sunny fully fenced & landscaped West yard. The main level living room has a sliding barn door - a noise barrier or create privacy as a primary bedroom. Right out front of your yard is your assigned parking stall #29 - which has an electrified plug for your vehicle for the winter months. \$346/monthly condo fees includes water, building insurance, snow & garbage removal, lawn care of common area, children's playground, parking lot, building maintenance including roof & siding. Falconridge is a family oriented community with schools for all ages within walking distance - Elementary School Kindergarten to Grade 6, Junior High Grade 7-9 and High School Grade 10-12. Amenities close by are a bus stop, strip mall with shopping, take out



foods, off leash dog walking area and park for children. A close drive to Peter Lougheed Hospital, Airport, YMCA Genesis Recreation Centre, medical offices, Superstore & Costco grocery shopping, NESS Sportsplex and XIron Mills Mall - good road access to Stoney Trail, McKnight Blvd, 52 Street, Metis Trail, Deerfoot Trail and Trans Canada Hwy 1. VACANT - move in and enjoy!

Built in 1979

Essential Information

MLS® #	A2120793
Price	\$380,000
Sold Price	\$412,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	29, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E1

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Plug-In, Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	M-CG d100
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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