

\$390,000 - 503, 340 Falconridge Crescent Ne, Calgary

MLS® #A2154678

\$390,000

3 Bedroom, 2.00 Bathroom, 1,114 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Back on market due to financing. Rare offering: Tastefully renovated 3 beds and 2 full baths fully finished END UNIT townhouse! One of the largest of units in the complex. Back to school and green space! Well managed complex and low condo fee! Welcome home! A true Gem located on a quiet street and convenient location! Very functional and unique floor plan. On the main level, you will find the kitchen, dining room and living room. A modern kitchen comes with new crispy white cabinets and quartz countertops, lot of storage. Timeless STAINLESS STEEL appliances, New double door fridge, new dishwasher, new SLIM over range hood fan microwave and newer high-end stove. Spacious dinning room can easily fit a large dinning table and ready to host a big party. Besides it, a good size living room with multi-light electric fireplace, it adds the warmth and holiday spirit to the house. It's a good place for family gathering or hanging out. A sliding patio doors to the fenced private back yard. Upstairs on the 2nd level, you will find two good size bedrooms with a 4 pc bathroom. The very top level 3rd floor features another bedroom or office space that created a good separation from the other two bedrooms below. The basement is fully finished with an open concept family room, a huge 3 pc bath that contains a laundry room with brand new top brand washer and dryer. Lots of space left for storage room. One assigned parking stall with plug-in is next to the back yard. Plenty of



street parking in front of the complex. The townhouse complex is well managed with a very healthy reserve fund. Low Condo fee includes water, sewer, garbage/recycle, insurance snow removal and lawn care, etc. Falconridge is a family oriented community with 4 schools from elementary to high schools. Closed to community center, NESS Sportsplex, plaza, professional medical center, restaurants and public transit. Easy access to c-train station, McKnight, Deerfoot trail, Stoney trail and airport. Call now to book showings!

Built in 1980

Essential Information

MLS® #	A2154678
Price	\$390,000
Sold Price	\$384,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	503, 340 Falconridge Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H4

Amenities

Amenities	Park, Parking, Playground, Snow Removal
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Parking Spaces 1
Parking Alley Access, Assigned, Plug

Interior

Interior Features No Animal Home, No Smoking
Appliances Dishwasher, Electric Stove, Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Back
Behind, Landscaped, Rectan
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed August 3rd, 2024
Date Sold October 9th, 2024
Days on Market 67
Zoning M-CG d44
HOA Fees 0.00

Listing Details

Listing Office YMK Real Estate & Management Inc.

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