

# \$339,000 - 91, 1155 Falconridge Drive Ne, Calgary

MLS® #A2163310

**\$339,000**

2 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Location, Location, Location! This freshly painted & beautifully RENOVATED end-unit offers nearly 1,400 sq. ft. of modern living space, making it an ideal choice for first-time buyers or investors. With LOW CONDO FEES and a PRIVATE BACKYARD, this home combines convenience with comfort. Step into the welcoming foyer and be greeted by an OPEN CONCEPT living and dining area. Sliding doors lead you to a deck and a beautifully landscaped, fully fenced yardâ€”perfect for enjoying summer days. The kitchen features bright windows and new lighting, creating a cheerful space for cooking and prep.

Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom. The unfinished basement offers a large, versatile space with laundry facilities and is ready for your personal touchâ€”whether you envision a TV room, game room, workout area, or extra storage. Parking is a breeze with an assigned stall right outside your unit, and an additional stall is available for just \$20/month. The well-maintained complex includes visitor parking and a private playground. Plus, you'll be just minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail, and a large shopping plaza is just steps away... \*\*All FURNISHINGS are negotiable!

Don't miss this fantastic opportunity to buy a fully furnished unit!â€”schedule your viewing today!



Built in 1979

## Essential Information

MLS® #	A2163310
Price	\$339,000
Sold Price	\$339,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	993
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	91, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E1

## Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall, Plug-In, See Remarks

## Interior

Interior Features	See Remarks
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Yard, Corner Lot, Level, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 6th, 2024
Date Sold	October 17th, 2024
Days on Market	40
Zoning	M-CG-d100
HOA Fees	0.00

**Listing Details**

Listing Office	Royal LePage Mission Real Estate
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