

\$335,000 - 67, 1155 Falconridge Drive Ne, Calgary

MLS® #A2165729

\$335,000

2 Bedroom, 1.00 Bathroom, 1,112 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

PRIME LOCATION!! This end-unit offers nearly 1,800 sq. ft. of easy living space, making it an excellent choice for first-time buyers or investors with **LOW CONDO FEES** & a **PRIVATE BACKYARD**. Enter through the welcoming foyer into a good-sized living area. The kitchen boasts updated appliances & a large pantry, creating a bright & cheerful space for cooking & meal prep! next to the kitchen, a flexible room can be used as a dining area or a second family room, with sliding doors that lead to a deck & a fully fenced yard – ideal for summer enjoyment. Upstairs, you'll discover 2 generously sized bedrms and a well-appointed 4-piece bath. The unfinished basement provides a large, flexible space ready for your personal touch – it could easily become a TV room, game room, workout area, or even a 3rd bedroom due to the lg basement window creating a bright laundry area with additional storage. Recent updates include a new hot water tank (2024) and a new furnace (2019). Parking is convenient with an assigned stall right outside your unit. ** an additional stall is available for \$20/month. This well-maintained complex features visitor parking & a private playground. Plus, you'll be minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail & a lg shopping plaza just steps away. Don't miss out on this fantastic opportunity – schedule your viewing today!

Built in 1979



Essential Information

MLS® #	A2165729
Price	\$335,000
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,112
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	67, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E1

Amenities

Amenities	Playground, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Stall, Paved, Plug-In, Parking Pad

Interior

Interior Features	No Smoking Home, Pantry, Sump Pump(s)
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency, See Remarks
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Playground
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Lot Description	Corner Lot, Lawn, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 11th, 2024
Days on Market	24
Zoning	M-CG d100
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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