

# \$335,000 - 12 Falconer Terrace Ne, Calgary

MLS® #A2175224

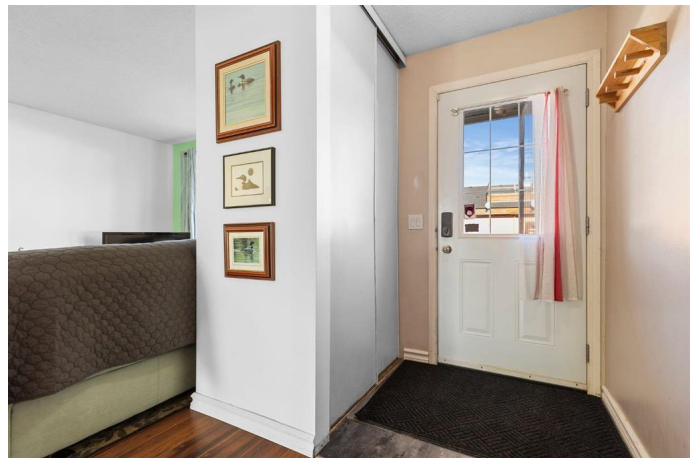
**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully maintained 2-story townhome located in the desirable community of Falconridge. As you enter, you are greeted by a bright and airy open living and dining space, enhanced with a large window that allows the space to be filled with beautiful natural light. The well-appointed kitchen includes ample storage and counter space, making it a perfect hub for culinary creativity. From the kitchen, you have convenient access to your private, fenced backyard—ideal for outdoor entertaining or enjoying a quiet moment in your own retreat. Completing the main level is a convenient 2-piece powder room. Venture to the upper floor, where you will find a generously sized Primary Bedroom with a spacious closet, along with two additional good-sized bedrooms. The updated 4-piece bathroom features a soaker tub, providing a perfect spot to unwind after a long day. The developed basement offers a spacious family room, perfect for movie nights or playtime, along with laundry and storage space to keep your home organized. This pet friendly townhome also boasts newer windows and an assigned parking space right outside your front door for your convenience. The Falconridge community is rich with amenities, including schools, shopping, and easy access to public transit, ensuring that everything you need is just moments away. The ideal location also offers quick access to major routes and the international airport. Don't miss the opportunity to make this charming townhome



your own!Â

Built in 1980

**Essential Information**

MLS® #	A2175224
Price	\$335,000
Sold Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

**Community Information**

Address	12 Falconer Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1W4

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	No Smoking Home, Storage
Appliances	Electric Stove, Refrigerator, Window Coverings, Dryer, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

**Exterior**

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

**Additional Information**

Date Listed	October 28th, 2024
Date Sold	November 8th, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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