# \$373,888 - 78, 1155 Falconridge Drive Ne, Calgary

MLS® #A2223290

# \$373,888

3 Bedroom, 2.00 Bathroom, 1,097 sqft Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this 3-bedroom + den, 1.5-bathroom townhome, offering stylish updates and modern conveniences in the vibrant community of Falconridge. Whether you're looking for a great investment or a cozy home, this property is a fantastic choice! The recently updated kitchen is a standout feature, boasting newer cabinets and sleek stainless steel appliances, creating a fresh and contemporary space for cooking and entertaining. The elegant vinyl flooring flows into the dining area, where sliding doors open to your private fenced yard, perfect for relaxing outdoors. The main-floor den provides extra versatility, ideal for a home office, playroom, or guest space. The spacious living room showcases attractive vinyl flooring, adding warmth and charm to the main level. Upstairs, you'll find two generously sized bedrooms offering comfort and relaxation and a well-appointed 4-piece bathroom, designed for convenience and that's not all! The fully finished basement features a third bedroom, perfect for guests or additional living space. A large recreation/game room, ideal for entertainment or a personal retreat. A laundry area & extra storage space, maximizing practicality. Prime Location and steps from public transit, making commuting effortless, close to shopping, dining, and entertainment options, minutes from McKnight Village, schools, parks, and playgrounds, easy access to major roadways for seamless travel, walking distance to grocery stores and restaurants for







added convenience. No car? No problem! With transit, shopping, and dining just a short walk away, everything you need is within reach. Don't miss out on this fantastic opportunityâ€"schedule your showing today!

### Built in 1979

#### **Essential Information**

MLS® # A2223290 Price \$373,888

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,097 Acres 0.00 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 78, 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 Stall

### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Asphalt

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 147

Zoning M-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.