

# \$339,800 - 87, 1155 Falconridge Drive Ne, Calgary

MLS® #A2201717

**\$339,800**

2 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

This beautiful townhome offers an excellent investment opportunity or a perfect choice for first-time buyers! It boasts a charming fenced front yard with an assigned parking stall conveniently located right in front, making it easy to access the private walkway. Inside, you'll be welcomed by the stylishly updated main level, featuring a modern kitchen with a tasteful color palette and elegant tile flooring throughout the kitchen and dining areas. The dining area includes sliding doors that open to the private yard. The main level is completed with a spacious living room showcasing attractive laminate flooring. Upstairs, you'll find two generous-sized bedrooms and a 4-piece bathroom. The home is ideally situated near McKnight Village, schools, public transportation, parks, and a wide range of other amenities. No car no problem! The bus stop is just a few steps away. Book your showing now!



Built in 1979

## Essential Information

MLS® #	A2201717
Price	\$339,800
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	999
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	87, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1E1

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	April 2nd, 2025
-------------	-----------------

Days on Market	27
Zoning	M-CG

**Listing Details**

Listing Office	First Place 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.