

104, 1555 Falconridge Drive NE
Calgary, Alberta

MLS # A2162475



\$355,000

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, No Neighbours Behind		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt

Basement: Finished, Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 395

LLD: -

Zoning: M-C1 d38

Utilities: -

Inclusions: N/A

Welcome to this beautifully renovated 1,200 sq. ft. townhouse, where modern elegance meets comfort. This charming end unit, originally built in the 1980s, has been meticulously updated to offer contemporary finishes and a fresh, inviting ambiance. The heart of the home is the brand-new kitchen, featuring crisp white cabinets, a stylish backsplash, gleaming quartz countertops, and high-quality stainless steel appliances. The serene blue paint throughout the home complements the new wide vinyl plank flooring, creating a cohesive and tranquil environment. Both bathrooms have been thoughtfully updated, with the 4-piece bathroom on the second floor offering direct access from the expansive primary bedroom, enhancing convenience and privacy. Large, bright windows flood the space with natural light, highlighting the home's inviting atmosphere. The partially finished basement includes a spacious rec room and flexible areas ideal for a den, office, or hobby room. Enjoy the added benefit of no neighbours behind you, a dedicated parking stall right outside your door, and proximity to McKnight Boulevard and Stoney Trail for easy commutes. Located across from Don Hartman Sportsplex and close to schools, shopping, parks, and trails, this townhouse offers both modern amenities and a prime location for a balanced lifestyle.