

91, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2163310



\$339,000

Division:	Falconridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	993 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, See Remarks, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 301
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG-d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Front Entry Storage Unit

Location, Location, Location! This freshly painted & beautifully RENOVATED end-unit offers nearly 1,400 sq. ft. of modern living space, making it an ideal choice for first-time buyers or investors. With LOW CONDO FEES and a PRIVATE BACKYARD, this home combines convenience with comfort. Step into the welcoming foyer and be greeted by an OPEN CONCEPT living and dining area. Sliding doors lead you to a deck and a beautifully landscaped, fully fenced yard—perfect for enjoying summer days. The kitchen features bright windows and new lighting, creating a cheerful space for cooking and prep. Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom. The unfinished basement offers a large, versatile space with laundry facilities and is ready for your personal touch—whether you envision a TV room, game room, workout area, or extra storage. Parking is a breeze with an assigned stall right outside your unit, and an additional stall is available for just \$20/month. The well-maintained complex includes visitor parking and a private playground. Plus, you'll be just minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail, and a large shopping plaza is just steps away... **All FURNISHINGS are negotiable! Don't miss this fantastic opportunity to buy a fully furnished unit!—schedule your viewing today!