

67, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2165729



\$335,000

Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 347
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: all Window Coverings

PRIME LOCATION!! This end-unit offers nearly 1,800 sq. ft. of easy living space, making it an excellent choice for first-time buyers or investors with **LOW CONDO FEES** & a **PRIVATE BACKYARD**. Enter through the welcoming foyer into a good-sized living area. The kitchen boasts updated appliances & a large pantry, creating a bright & cheerful space for cooking & meal prep; next to the kitchen, a flexible room can be used as a dining area or a second family room, with sliding doors that lead to a deck & a fully fenced yard —ideal for summer enjoyment. Upstairs, you'll discover 2 generously sized bedrms and a well-appointed 4-piece bath. The unfinished basement provides a large, flexible space ready for your personal touch—it could easily become a TV room, game room, workout area, or even a 3rd bedroom due to the lg basement window creating a bright laundry area with additional storage. Recent updates include a new hot water tank (2024) and a new furnace (2019). Parking is convenient with an assigned stall right outside your unit.** an additional stall is available for \$20/month. This well-maintained complex features visitor parking & a private playground. Plus, you'll be minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail & a lg shopping plaza just steps away. Don't miss out on this fantastic opportunity—schedule your viewing today!