

77, 1155 FALCONRIDGE Drive NE
Calgary, Alberta

MLS # A2166525



\$379,000

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|------------------|-------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,157 sq.ft. | Age: | 1979 (45 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 360 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: none

Fully renovated First time home buyers or investors, this is a great home for you. As you enter the complex, you will notice how well maintained it is. This unit features a large master bedroom with 2 other good sized bedrooms. The main floor has Vinyl plink flooring, large windows in the living room and a great eat in kitchen with patio door leading to your own private backyard. Home has been freshly painted and the roof has been changed 2015 on the complex. This complex is located close to public transportation, shopping, Genesis Recreation Centre and much more. You don't need to have a car as you have it all at have. Illegal basement with full bathroom .