

702, 360 Falconridge Crescent NE
Calgary, Alberta

MLS # A2178748



\$325,000

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	937 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt

Basement: Full, Partially Finished

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: NA

Fantastic investment or a great opportunity for a first time home buyer! Located in the desirable and well-established community of Falconridge. The formal entrance leads to the main level featuring a bright living room, dining area and well appointed kitchen. The sliding door bring in loads of natural light and lead to the fenced and private back yard. Upstairs you will find 2 large bedroom and a 4pc bathroom. On the lower level you will find a large flex room, 2pc bathroom and a large storage/laundry room. Close to schools and public transportation. Don't miss this opportunity and call for your viewing today!