

# \$329,900 - 71, 1155 Falconridge Drive Ne, Calgary

MLS® #A2254821

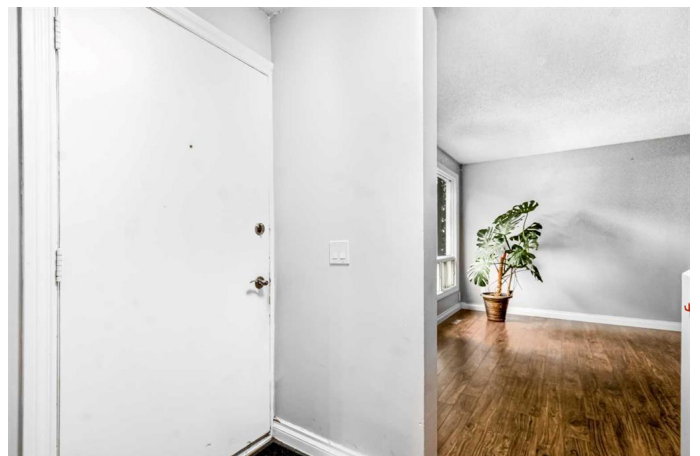
**\$329,900**

2 Bedroom, 1.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Affordable Townhouse in Falconridge NE. This townhouse has been fully renovated with a finished basement and ready for move-in. Main Floor offers a bright living room, fully equipped kitchen with ample cabinetry, a dining room with a sliding door looking out to the back yard. Upper Floor boasts 2 bedrooms of very good-sized and a full updated bathroom. Basement is finished with vinyl flooring, a big rec room and another room could be utilized as a home office. Plenty of room for your family. Outside, enjoy your private fenced yard—perfect for summer BBQs or a safe play area for kids and pets. This unit also comes with an assigned parking stall and is conveniently located close to schools, playgrounds, shopping, transit, and major roadways, making daily commutes a breeze. The price is unbeatable for a move-in ready townhome with a finished basement and low condo fee. This 2-storey unit is perfect for first-time buyers, investors, or families looking for an affordable home in a great location. Book your showing today and unlock the potential of Falconridge living.



Built in 1979

## Essential Information

MLS® # A2254821

Price \$329,900

Bedrooms 2

|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,113         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 71, 1155 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 1E1                       |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Garden          |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 28                  |
| Zoning         | M-CG d100           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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