

# \$344,900 - 28, 1155 Falconridge Drive Ne, Calgary

MLS® #A2226292

**\$344,900**

2 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

**\*\*Location, Location, Location!** This freshly painted throughout, stained Deck & beautifully **RENOVATED** and well maintained end-unit offers nearly 1,350 sq. ft. of modern living space. The upper level has 2 large bedrooms and a 4PC bath. The foyer leads to an **OPEN CONCEPT** kitchen, living and dining area with large windows that bring in a lot of natural light. This home combines convenience with comfort. The basement has a large rec room and a laundry room with additional storage space. This townhouse is located close to public transportation, schools, parks, the Genesis Centre, Don Hartman Sportsplex, the LRT station, Stoney Trail, and a large shopping plaza is just steps away. This townhouse is the ideal choice for first-time home buyers or investors. Featuring modern and elegant design and it is in a move in ready condition with **LOW CONDO FEES** and a **PRIVATE YARD**. Donâ€™t miss out on this fantastic opportunityâ€”schedule your showing today!

Built in 1979

## Essential Information

MLS® #	A2226292
Price	\$344,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,107
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	28, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1E1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Level, Private, Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
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Days on Market	13
Zoning	M-CG

## **Listing Details**

Listing Office	Century 21 Bravo Realty
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