

# \$340,000 - 98, 1155 Falconridge Drive Ne, Calgary

MLS® #A2257683

**\$340,000**

3 Bedroom, 1.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to Falconridge Estates. This end unit townhome offers an affordable way to stop renting and start building equity. Pride of ownership is clear with many recent improvements including new energy efficient windows throughout and updated laminate flooring on the main level.

The refreshed kitchen features stainless steel appliances, custom cabinets, and a stylish backsplash, and opens to a spacious dining area with new sliding patio doors that lead out to the private fenced yard.

Upstairs youâ€™ll find two generous bedrooms and a full bathroom. The basement adds even more value with an additional permitted bedroom complete with a large egress window, a laundry area, and extra space waiting for future development.

This well run complex is close to schools, shopping, and transit, all within walking distance. An assigned parking stall is included, and the fenced yard provides a great outdoor space for kids or adults to enjoy.

Built in 1979

## Essential Information

MLS® # A2257683

Price \$340,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,066         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 98, 1155 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 1E1                       |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Partially Finished                                               |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 42                   |
| Zoning         | M-CG d100            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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