

# \$314,900 - 28, 1155 Falconridge Drive Ne, Calgary

MLS® #A2226292

**\$314,900**

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      | \$314,900 |
| 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 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 65   |
| Zoning         | M-CG |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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