

**98, 1155 Falconridge Drive NE  
Calgary, Alberta**

**MLS # A2257683**

**\$340,000**



<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** NA

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 you'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.