



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 FALCONRIDGE Crescent #605, Calgary T3J 1H4**

MLS® #: **A2124542**

Area: **Falconridge**

Listing Date: **04/20/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,097**  
Low Sqft:  
Ttl Sqft: **1,097**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 11`0"
Kitchen	Main	11`2" x 5`10"
Bedroom	Upper	13`11" x 9`1"
Bedroom	Basement	11`3" x 9`11"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`1" x 7`11"
Bedroom - Primary	Second	10`6" x 10`2"
Bedroom	Upper	11`3" x 9`6"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:  
**\$360**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **9311847**

Remarks

Pub Rmks: **Opportunity Knock! Watch your kids walk to School! Welcome to this 2 Storey Townhouse that features 3+1 Beds and 2 Baths w/ 1,476 sq. ft. of living space in Falconridge Manor! When you walk in, you are welcomed by the East-facing Living Room w/ a large glass sliding door that leads you to your Backyard. The Dining Room is connected to the Living Room and the Kitchen. The upper level offers 3 Bedrooms and a 4 pc Bath. The Primary Bedroom w/ his & her closet, 2 additional Bedrooms are desirable-sized w/ closets, and one has a ceiling fan. The Basement is Finished w/ a Bedroom and a Full Bath, a Laundry, and a storage space. The fully Fenced and Landscaped Backyard includes a storage shed. You can quickly access your Parking Pad through the Backyard gate. CONDO FEE includes WATER. Just a few steps to Falconridge School, Bishop McNally High School, and St. John XXIII School are only 10 minutes quick walk away. Very close to Castleridge Plaza. Easy access to McKnight Blvd and Airport. Don't miss this opportunity!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













