

1155 FALCONRIDGE Drive #25, Calgary T3J 1E1

MLS® #: **A2154154** Area: **Falconridge** Listing Date: **08/01/24** List Price: **\$348,800**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Finished Floor Area
 Abv Sqft: **1,061**
 Low Sqft:
 Ttl Sqft: **1,061**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Landscaped, Treed**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Vinyl**
 Sewer: Ext Feat: **Courtyard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Electric Stove, Portable Dishwasher, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Vinyl Windows**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`1" x 12`9"	Dining Room	Main	6`0" x 7`5"
Kitchen	Main	8`0" x 10`2"	Bedroom - Primary	Main	13`10" x 13`2"
Bedroom	Upper	13`10" x 10`2"	Bedroom	Upper	13`10" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"	Laundry	Lower	
Laundry	Lower				

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d100

Legal Desc: **7911043**

Remarks

Pub Rmks: **Beautifully maintained and fully renovated 3 bedroom townhome. Enter the spacious kitchen with white appliances (stove, hoodfan, fridge & portable dishwasher) and dining area which is adjacent to the cozy living room with sliding doors to your private, fully fenced, treed and landscaped courtyard - perfect for your morning coffee or late day relaxing. Spacious primary bedroom with double-wide PAX closet/wardrobe and a large window that brings in an abundance of light (this room would also make a great main floor office). The upper level has an open hallway with sitting area - extra storage or computer station, 2 oversized bedrooms with wall wardrobes that are included, 4 piece bathroom which has been nicely upgraded. The lower level with laundry is unspoiled and has excellent potential for development, eg games room, gym or loads of storage! The townhome has upgrades on all 3 levels including luxury vinyl plank flooring, interior doors, baseboards, lighting and plumbing fixtures, vinyl windows and designer paints throughout. Well managed and maintained complex with amazing low condo fees that include your landscaping, snow removal, trash, water and sewer. Assigned stall parking in front of the condo; additional parking stall may be rented for \$20/month. Great location, close to private playground within the condo complex and steps to Falconridge shops, restaurants and transit. Minutes to Genesis Centre, Don Hartman Sportsplex, LRT and Stoney Trail north or south! Why pay rent? Pick your possession and move right in. Great home! Great value!**

Inclusions: **2 wardrobes in upper bdrms, 1 PAX closet/wardrobe in primary bdrm & 2 freestanding linen closets**

Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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