



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1555 FALCONRIDGE Drive #104, Calgary T3J 1L8**

MLS®#: **A2162475**

Area: **Falconridge**

Listing Date: **09/03/24**

List Price: **\$355,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,206**  
Low Sqft:  
Ttl Sqft: **1,206**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Corner Lot, No Neighbours Behind**  
Park Feat: **Assigned, Stall**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`7" x 12`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Office</b>	<b>Basement</b>	<b>4`11" x 3`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 8`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`0" x 12`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`1" x 13`5"</b>
<b>Den</b>	<b>Basement</b>	<b>15`1" x 9`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$395**

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

Zoning:  
**M-C1 d38**

Legal Desc: **8011020**

Remarks

Pub Rmks: **Welcome to this beautifully renovated 1,200 sq. ft. townhouse, where modern elegance meets comfort. This charming end unit, originally built in the 1980s, has been meticulously updated to offer contemporary finishes and a fresh, inviting ambiance. The heart of the home is the brand-new kitchen, featuring crisp white cabinets, a stylish backsplash, gleaming quartz countertops, and high-quality stainless steel appliances. The serene blue paint throughout the home complements the new wide vinyl plank flooring, creating a cohesive and tranquil environment. Both bathrooms have been thoughtfully updated, with the 4-piece bathroom on the second floor offering direct access from the expansive primary bedroom, enhancing convenience and privacy. Large, bright windows flood the space with natural light, highlighting the home's inviting atmosphere. The partially finished basement includes a spacious rec room and flexible areas ideal for a den, office, or hobby room. Enjoy the added benefit of no neighbours behind you, a dedicated parking stall right outside your door, and proximity to McKnight Boulevard and Stoney Trail for easy commutes. Located across from Don Hartman Sportsplex and close to schools, shopping, parks, and trails, this townhouse offers both modern amenities and a prime location for a balanced lifestyle.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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