



THE
A-TEAM

**RE/MAX
FIRST**

1155 FALCONRIDGE Drive #25, Calgary T3J 1E1

MLS® #: **A2175122** Area: **Falconridge** Listing Date: **10/24/24** List Price: **\$349,800**
 Status: **Pending** County: **Calgary** Change: **None** 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:

Access:

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

Finished Floor Area

Abv Sqft: **1,061**
 Low Sqft:
 Ttl Sqft: **1,061**

DOM

58
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	6`0" x 7`5"
Bedroom - Primary	Main	13`10" x 13`2"
Bedroom	Upper	13`10" x 10`0"
Laundry	Lower	

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7911043**

Remarks

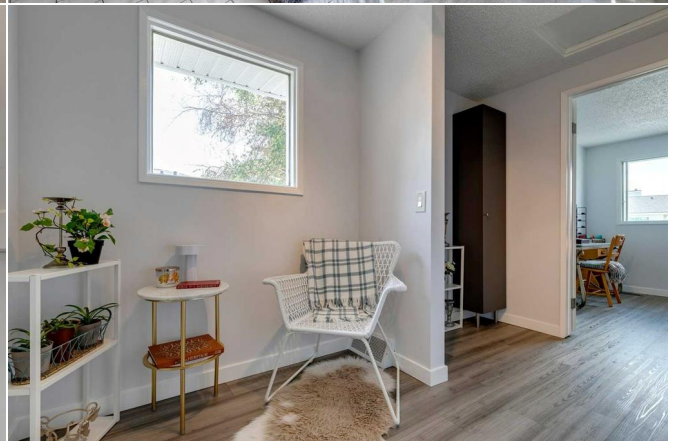
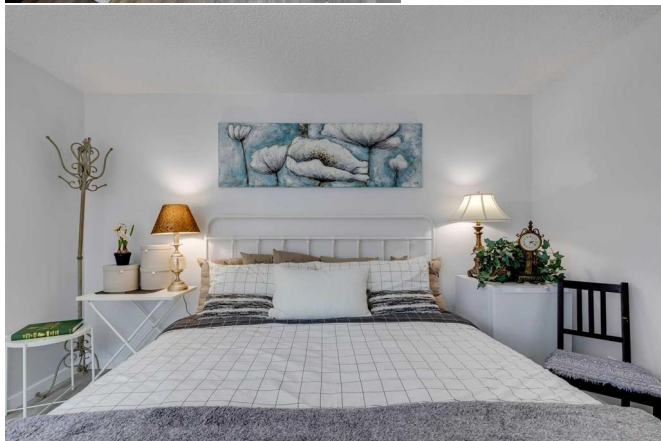
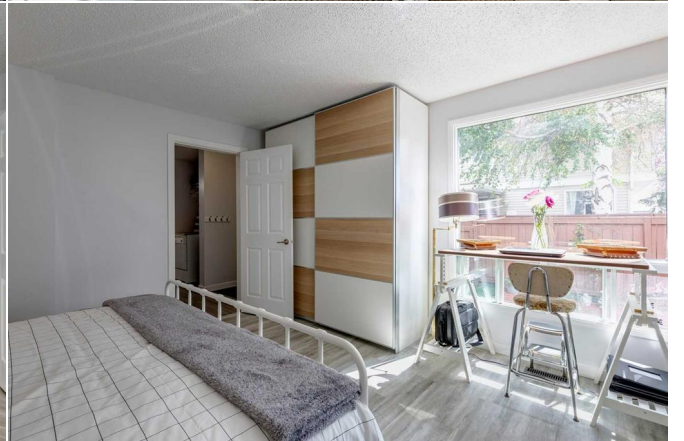
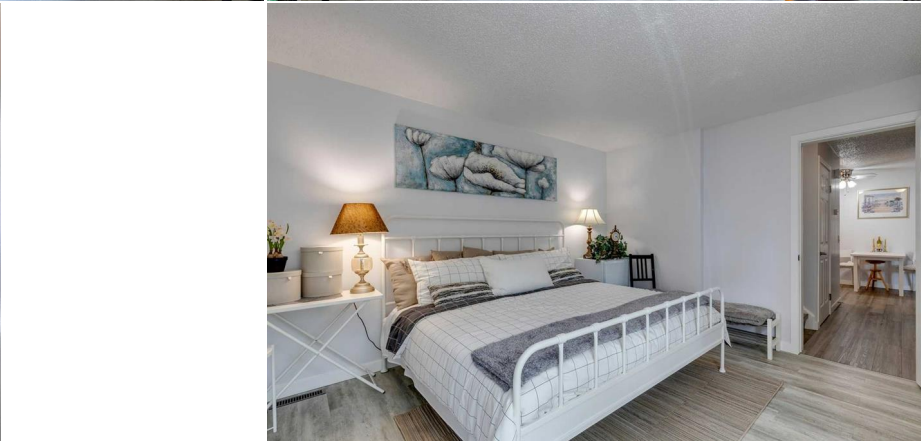
Pub Rmks: **Beautifully maintained and tastefully renovated bright and cheery 3 bedroom townhouse is fully updated, with paint, LVP flooring, doors, and new egress windows on order! A true Gem in a quiet complex and extremely convenient location! Designed with a very functional and unique floor plan; on the main level, you will find the well lit kitchen with crispy white cabinets, appliances, newer fridge, newer high-end stove and range-hood. Spacious dining room is open to the living room. The sliding patio doors lead into the private treed, landscaped and fenced yard. The main floor also features another huge bedroom or office space that has been created with good separation from the rest of the home. On the 2nd level are two bright oversized bedrooms, a refinished 4 pc bathroom, linen closets and sitting area, with space for a desk, or simply more storage. The basement has been upgraded with Roxul insulation, and is primed for your unique taste and development. With enough space to add an open concept recreation room, home gym and bathroom, there's still lots of space left for storage. The laundry area offers a newer washer and dryer set. Furnace and ducts recently inspected and cleaned. There's one assigned parking stall with plug-ins right beside the Condo and an additional stall may be available to rent for only \$20. The complex has its own private green space, with a children's playground! The townhouse complex is well managed with low condo fees and a very healthy reserve fund. Fees includes snow removal and lawn care, water, sewer, garbage/recycle, insurance, etc. There are plenty of visitor parking spots and street parking in front of the Estates. Falconridge is a family oriented community strategically located easily within walking distance to grocery stores, professional medical centres, shops, restaurants, parks and to public transit. Very easy access to 4 schools from elementary to high schools, libraries, community centres, Sportsplex, C-Train station, Stoney Trail, McKnight, Deerfoot Trail, and the International Airport. 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.**

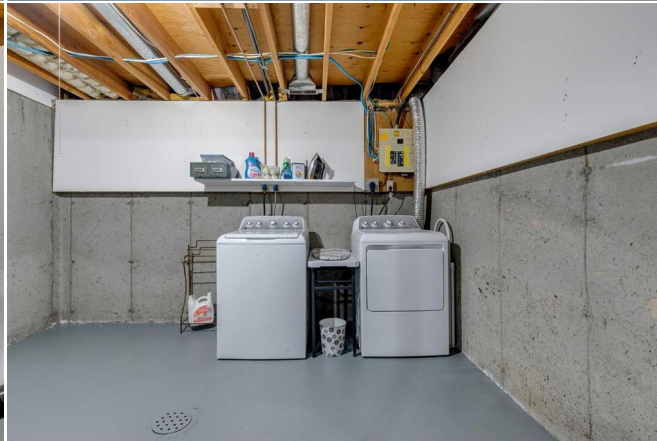
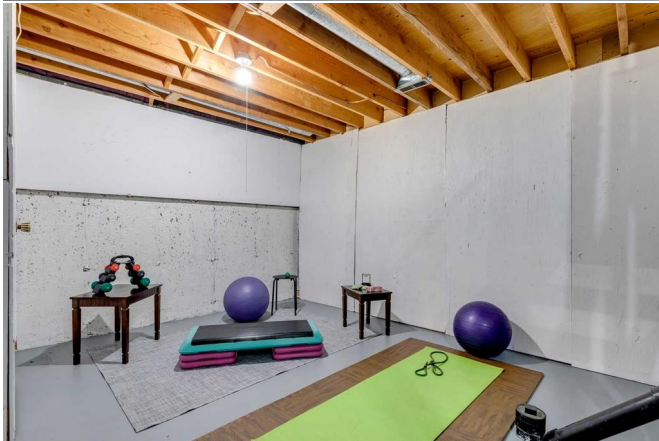
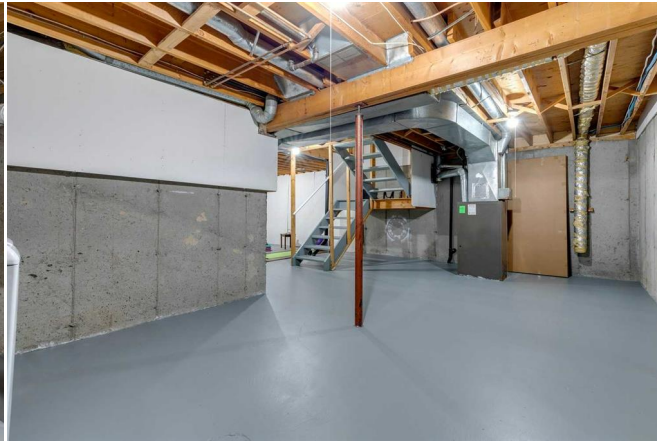
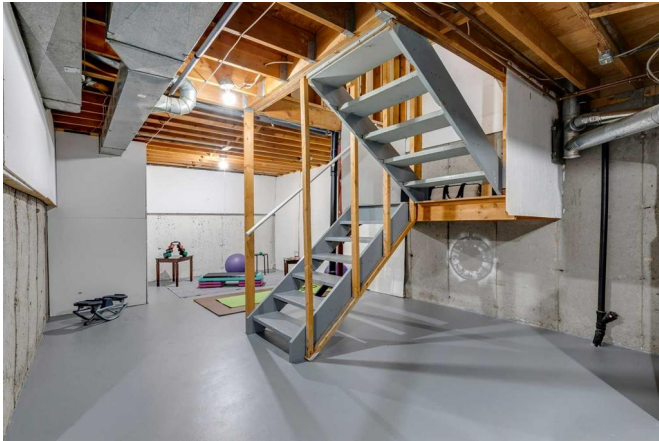
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











25-1155 Falconridge Dr NE, Calgary, AB

Main Floor Exterior Area 192.29 sq ft
Interior Area 548.31 sq ft



0 3 6 ft

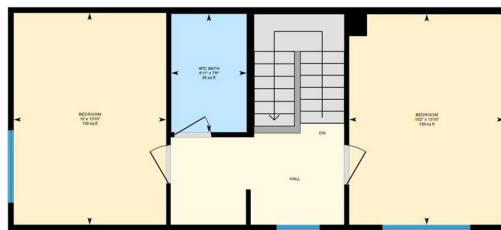
PREPARED: 2024/07/31



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 476.07 sq ft
Interior Area 444.69 sq ft



0 3 6 ft

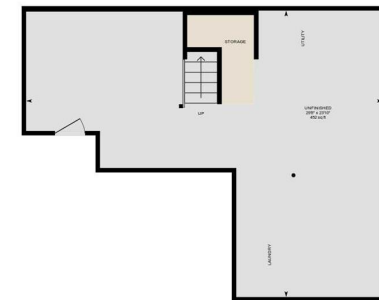
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Basement (Below Grade) Exterior Area 533.78 sq ft
Interior Area 697.50 sq ft



0 3 6 ft

PREPARED: 2024/07/31



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