



THE
A-TEAM

**RE/MAX
FIRST**

360 FALCONRIDGE Crescent #702, Calgary T3J1H4

MLS® #: **A2178748**

Area: **Falconridge**

Listing Date: **11/12/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **936**
Low Sqft:
Ttl Sqft: **936**

DOM

8
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting**
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Refrigerator**
Int Feat: **No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`1" x 10`2"
Kitchen	Main	8`1" x 11`8"
Pantry	Main	1`10" x 1`7"
4pc Bathroom	Upper	12`2" x 5`0"
Family Room	Basement	17`11" x 9`7"

Room	Level	Dimensions
Living Room	Main	10`8" x 13`8"
Entrance	Main	3`4" x 8`2"
Bedroom	Upper	9`2" x 11`10"
Bedroom - Primary	Upper	9`2" x 14`4"
2pc Bathroom	Basement	4`2" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9311847**

Remarks

Pub Rmks: **Fantastic investment or a great opportunity for a first time home buyer! Located in the desirable and well-established community of Falconridge. The formal entrance leads to the main level featuring a bright living room, dining area and well appointed kitchen. The sliding door bring in loads of natural light and lead to the fenced and private back yard. Upstairs you will find 2 large bedroom and a 4pc bathroom. On the lower level you will find a large flex room, 2pc bathroom and a large storage/laundry room. Close to schools and public transportation. Don't miss this opportunity and call for your viewing today!**

Inclusions: **NA**
Property Listed By: **2% Realty**

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





