



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1515 FALCONRIDGE Drive #44, Calgary T3J 1L8**

MLS®#: **A2183181**

Area: **Falconridge**

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

List Price: **\$395,000**

Status: **Pending**

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: **1,191**

Low Sqft:

Ttl Sqft: **1,191**

Lot Information

Lot Sz Ar: **261,360 sqft**

Lot Shape:

DOM

**42**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Barbecue,Garden**

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

Kitchen Appl: **Convection Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 8`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`4" x 2`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`11" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>24`8" x 16`6"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`1" x 4`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`8" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 10`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`8" x 9`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`5" x 6`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$395**

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

Zoning:  
**M-C1**

Legal Desc: **8011020**

Remarks

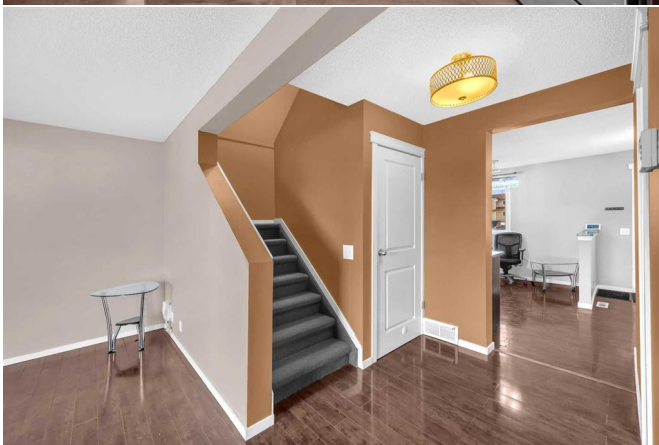
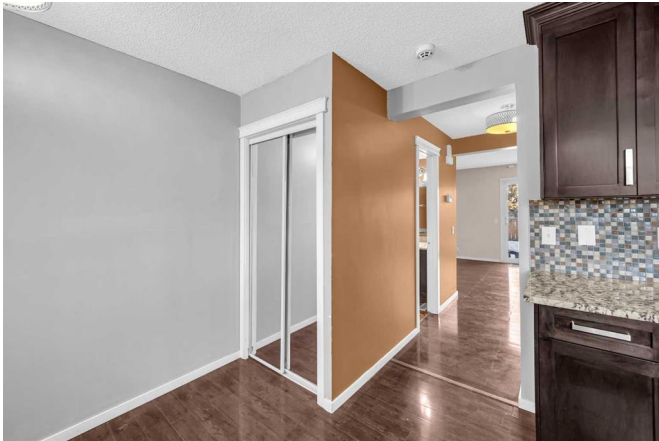
Pub Rmks: **Welcome to this beautifully renovated townhouse, offering nearly 1200 square feet of living space plus an additional 539 square feet in the fully developed basement. This home, in showhome condition, features a gourmet kitchen with high-end soft-closing cupboards, a mosaic glass tile backsplash, and stainless-steel appliances. Luxury light and dark laminate flooring extends throughout the house. The main floor boasts a convenient half bathroom for guests. Beyond the kitchen, you'll find a spacious living room filled with natural light, providing easy access to the tranquil, fully fenced backyard—perfect for BBQs with family and friends. Upstairs, the large primary bedroom is accompanied by two additional bedrooms. The primary bedroom with attached full four-piece bathroom, enhancing both comfort and functionality. The fully finished basement includes an upgraded full bathroom, a large recreation room that can serve as a family room or home office, and a laundry area with extra storage. The home is conveniently located near a bus stop. The townhouse complex is well-managed with a healthy reserve fund. Low condo fees cover water, sewer, garbage/recycling, insurance, snow removal, and lawn care. Located in the family-oriented community of Falconridge, the area includes four schools ranging from elementary to high school. It is also close to the community center, NESS Sportsplex, plaza, professional medical center, restaurants, and public transit. Enjoy easy access to the C-Train station, McKnight, Deerfoot, Stoney Trail, and the airport. Call now to book your showing!**

Inclusions: **Patio Set**  
Property Listed By: **Creekside Realty**

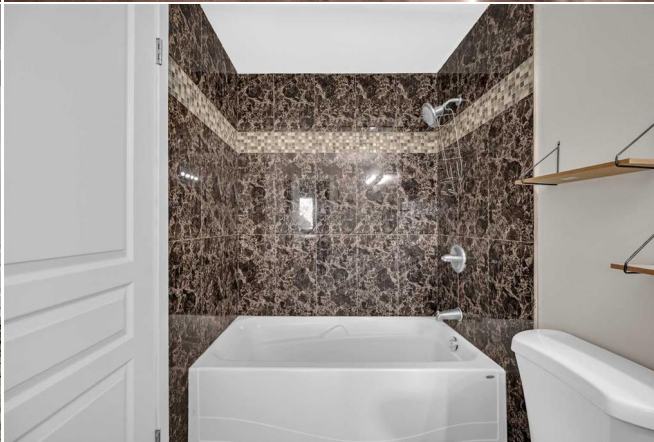
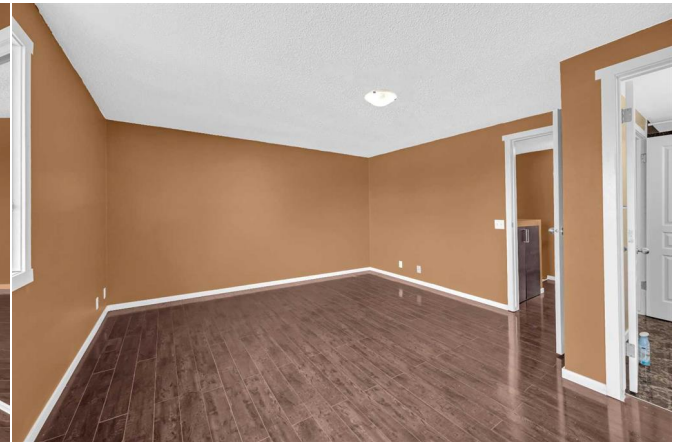
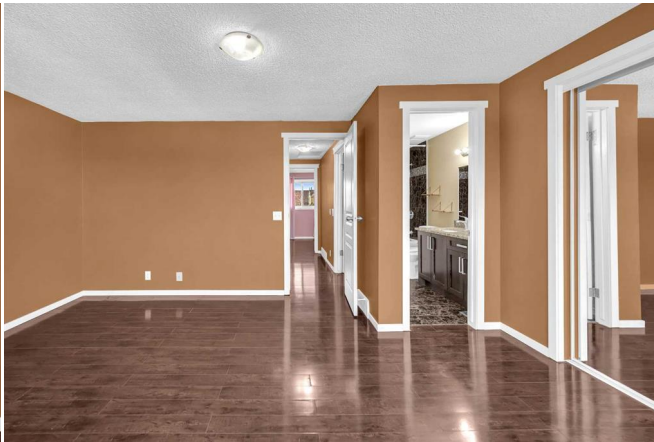
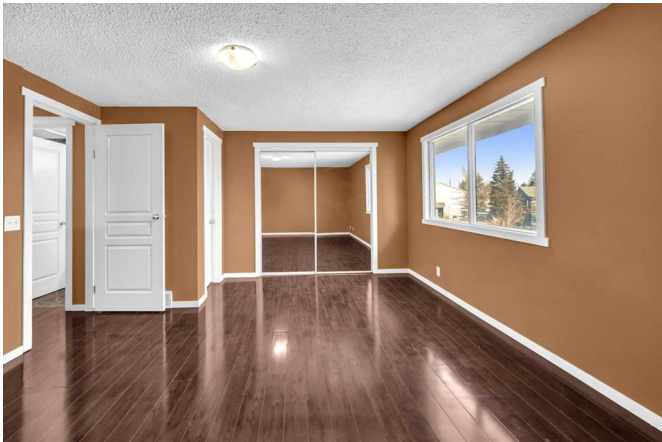
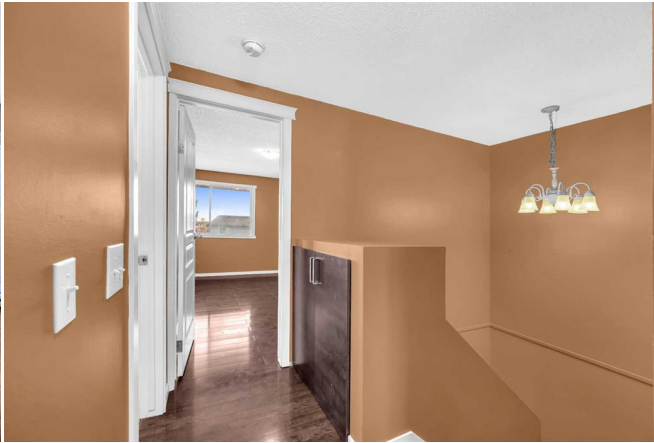
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



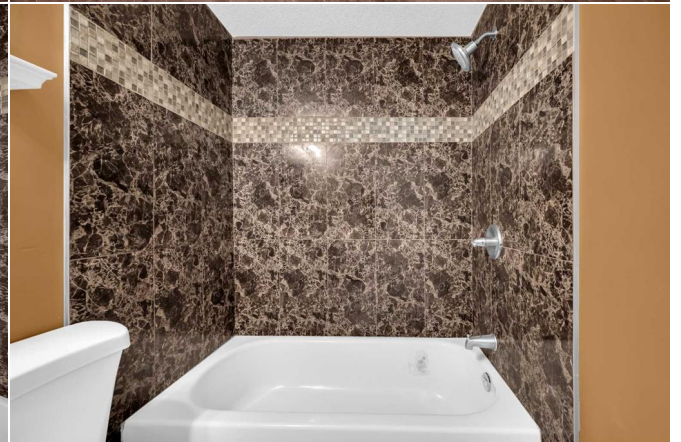
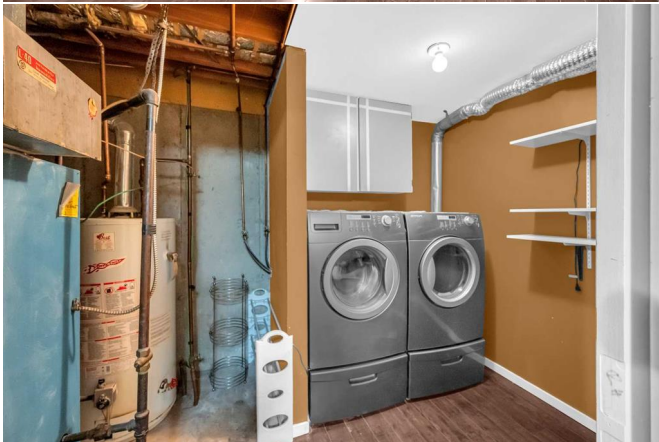
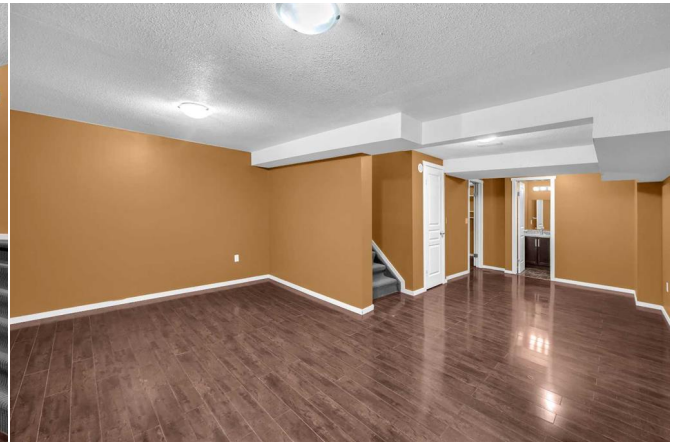
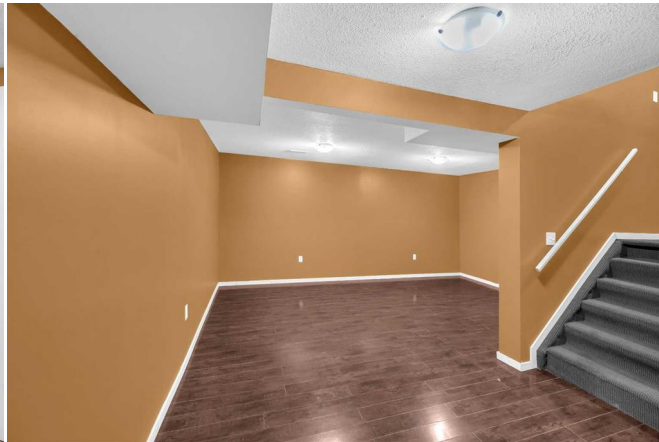
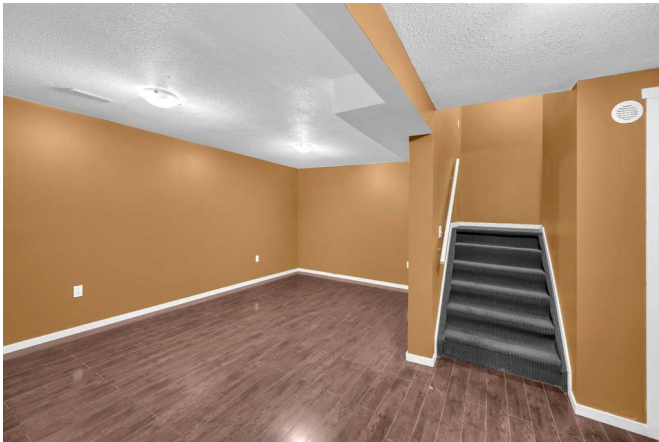
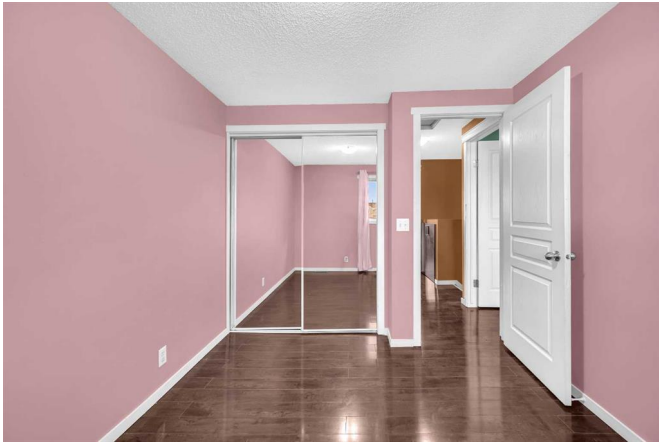




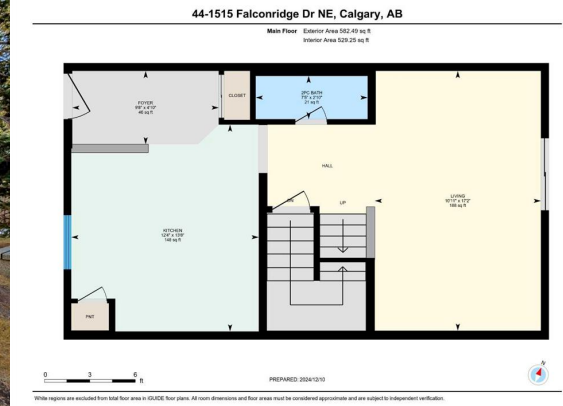












**44-1515 Falconridge Dr NE, Calgary, AB**

Upper Floor Exterior Area 629.05 sq ft  
Interior Area 558.20 sq ft



While regions are excluded from total floor area in GUCSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**44-1515 Falconridge Dr NE, Calgary, AB**

Basement (Below Grade) Exterior Area 219.04 sq ft  
Interior Area 487.82 sq ft



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