



GRASSROOTS
REALTY GROUP

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28, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2226292

\$314,900



Division:	Falconridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level, Paved, Private		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting		

Inclusions: Shed 9'-4" x 6'-6"

Location, Location, Location! This freshly painted throughout, stained Deck & beautifully RENOVATED and well maintained end-unit offers nearly 1,350 sq. ft. of modern living space. The upper level has 2 large bedrooms and a 4PC bath. The foyer leads to an OPEN CONCEPT kitchen, living and dining area with large windows that bring in a lot of natural light. This home combines convenience with comfort. The basement has a large rec room and a laundry room with additional storage space. This townhouse is located close to public transportation, schools, parks, the Genesis Centre, Don Hartman Sportsplex, the LRT station, Stoney Trail, and a large shopping plaza is just steps away. This townhouse is the ideal choice for first-time home buyers or investors. Featuring modern and elegant design and it is in a move in ready condition with LOW CONDO FEES and a PRIVATE YARD. Don't miss out on this fantastic opportunity—schedule your showing today!