



**GRASSROOTS**  
REALTY GROUP

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**102, 300 Falconridge Crescent NE**  
**Calgary, Alberta**

**MLS # A2235239**



**\$334,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Step into a bright, thoughtfully updated 3-bedroom townhouse that feels like home the moment you walk in. Tucked into a quiet spot on the south end of the complex, this end-unit offers almost 1,100 sq ft of comfortable living space - one of the largest floorplans here -plus a sunny south-facing backyard perfect for relaxing or entertaining under the mature trees. Inside, you'll find fresh paint, updated trim and baseboards, and newer laminate flooring upstairs. The kitchen is bright and functional with newer cabinets and countertops, overlooking your private front patio - ideal for morning coffee or an evening unwind. Gather friends or family in the spacious dining area and living room, where sliding patio doors open to your fully fenced yard (these townhouses are pet friendly for cats and dogs under 30lbs with approval). It's so peaceful here, you'll almost forget you're just steps from transit, shopping, and schools. Upstairs, you'll love the clever separation of space with two big bedrooms and a refreshed 4-piece bath on the second floor, plus a private top-floor primary bedroom retreat all to yourself. The fully developed basement offers endless possibilities such as storage or recreational room. There is also a large laundry area with a newer washer and dryer. This home has been thoughtfully maintained with a recently serviced furnace and ducts, vinyl windows, and a newer hot water tank so you can move in without big-ticket surprises. The complex is well managed with low condo fees and planned exterior improvements, and you'll appreciate the friendly neighbours and welcoming community atmosphere. Convenient transit options, including the MAX Orange bus and train station, make commuting a breeze, and you're walking distance to great schools, parks, McKnight Village Shopping Centre, Castleridge Plaza, and the

McKnight/Falconridge Dog Park. If you've been searching for an affordable, move-in ready home with room to grow and space to breathe, this is it. Book your showing today and see why life feels better here.