



**GRASSROOTS**  
REALTY GROUP

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69, 1155 Falconridge Drive NE  
Calgary, Alberta

MLS # A2240663



**\$325,000**

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,107 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, See Remarks, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Laminate Counters, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 364

**LLD:** -

**Zoning:** M-CG d100

**Utilities:** -

**Inclusions:** See remarks

Welcome to #69, 1155 Falconridge Drive NE – a warm, inviting, and beautifully updated 3-bedroom townhome nestled in a private, pet-friendly complex with low condo fees. Lovingly cared for and thoughtfully renovated over the past 10 years, this home radiates pride of ownership and is perfect for first-time buyers, downsizers, or investors. Step inside to a functional, open-concept main floor with modern vinyl plank flooring, fresh updates, and a cozy yet spacious living area that flows seamlessly into the dining room and kitchen. Upstairs features laminate flooring throughout, three bright and comfortable bedrooms, and a full 4-piece bathroom with updated vinyl tile. The partially finished basement adds even more flexibility with a large rec room, laundry area, and a half bath roughed in for a future tub or shower – great for a home gym, playroom, or guest space. Enjoy your own fully fenced backyard, ideal for kids, pets, or relaxing summer evenings. A dedicated parking stall is included, and the complex is quiet, well-managed, and perfectly located near schools, parks, shopping, and transit. This is a move-in-ready home with long-term value and room to grow – all in a welcoming community that you’ll love coming home to. Book your showing today!