



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**73, 1155 Falconridge Drive NE
Calgary, Alberta**

MLS # A2272266

\$279,800



Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Fire pit and patio furniture, all window curtains, futon.

Great opportunity to own this best-priced unit in a perfectly located townhouse complex. A sidewalk from your parking stall leads you directly to Unit #73. The main floor offers foyer with closet a spacious kitchen with an eating area, flowing into the bright living room with a formal dining space and patio doors that open to your private backyard backing directly onto a green park and playground — a perfect setting for relaxation and outdoor enjoyment. Upstairs, you will find the primary bedroom along with two additional well-sized bedrooms and a full 4-piece bathroom. The basement is unspoiled and ready for development to suit your lifestyle and needs. The nearby parking stall makes bringing in groceries and furniture easy and convenient. The home and carpets have been professionally cleaned and shampooed, making this property truly move-in ready.