

**87, 1155 Falconridge Drive NE**  
**Calgary, Alberta**

**MLS # A2201717**



**\$339,800**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 360

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** N/A

This beautiful townhome offers an excellent investment opportunity or a perfect choice for first-time buyers! It boasts a charming fenced front yard with an assigned parking stall conveniently located right in front, making it easy to access the private walkway. Inside, you'll be welcomed by the stylishly updated main level, featuring a modern kitchen with a tasteful color palette and elegant tile flooring throughout the kitchen and dining areas. The dining area includes sliding doors that open to the private yard. The main level is completed with a spacious living room showcasing attractive laminate flooring. Upstairs, you'll find two generous-sized bedrooms and a 4-piece bathroom. The home is ideally situated near McKnight Village, schools, public transportation, parks, and a wide range of other amenities. No car no problem! The bus stop is just a few steps away. Book your showing now!