



**36 Falconer Terrace NE  
Calgary, Alberta**

**MLS # A2317823**



**\$339,900**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to this BEAUTIFULLY AND FULLY RENOVATED (1,188 SqFt + Unfinished Basement) 2-storey townhome in the established community of Falconridge! Offering a perfect mix of contemporary style and functional living, this turn-key property features a bright and spacious living area on the main floor, complete with MODERN ZEBRA Quality Window Blinds, low-maintenance VINYL AND LAMINATE FLOORING. The stunning, completely modernized kitchen is an absolute showstopper, boasting sleek HIGH-GLOSS CABINETRY, elegant QUARTZ COUNTERTOPS, a timeless marble backsplash, and premium STAINLESS-STEEL APPLIANCES. Upgraded MODERN LIGHTING and a convenient 2-PIECE POWDER ROOM complete the main level. Upstairs, you will find THREE GENEROUS BEDROOMS, including a massive primary bedroom equipped with large sliding closet doors, all served by a FULLY REFRESHED 4-PIECE BATHROOM featuring custom tile accents. The unfinished basement offers extensive storage or future development potential and houses the laundry area. Step outside to enjoy your own PRIVATE, FULLY FENCED BACKYARD—perfect for summer relaxation or hosting guests. It comes with an ASSIGNED PARKING STALL #274 located just outside the unit. This exceptional home is situated in a PRIME LOCATION just steps away from local schools, playgrounds, transit, and shopping centers. A 3D/VIRTUAL TOUR is available on the listing. Don't miss out on this fantastic opportunity!