



GRASSROOTS
REALTY GROUP

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11, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2318172



\$299,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,143 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom townhouse offering the perfect combination of comfort, style, and convenience. Featuring 2 full bathrooms and a fully finished basement, this home provides ample living space for families, professionals, or investors. The main floor showcases elegant hardwood flooring and a modern kitchen complete with granite countertops, stainless steel appliances, plenty of cabinetry, and functional workspace for everyday living and entertaining. The finished basement adds valuable extra space, ideal for a family room, home office, gym, or recreation area. Conveniently located just steps from public transportation, shopping centers, schools, parks, and other essential amenities, this property offers an exceptional lifestyle with everything you need close at hand. Don't miss this fantastic opportunity to own a move-in-ready home in a highly desirable location.