



**GRASSROOTS**  
REALTY GROUP

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66, 1155 Falconridge Drive NE  
Calgary, Alberta

MLS # A2318234



**\$279,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Falconridge                        |        |                   |
| Type:     | Residential/Five Plus              |        |                   |
| Style:    | 2 Storey                           |        |                   |
| Size:     | 959 sq.ft.                         | Age:   | 1979 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Lawn |        |                   |

|             |                                                             |            |           |
|-------------|-------------------------------------------------------------|------------|-----------|
| Heating:    | Forced Air                                                  | Water:     | -         |
| Floors:     | Carpet, Vinyl Plank                                         | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | \$ 320    |
| Basement:   | Full                                                        | LLD:       | -         |
| Exterior:   | Vinyl Siding                                                | Zoning:    | M-CG d100 |
| Foundation: | Poured Concrete                                             | Utilities: | -         |
| Features:   | Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home |            |           |

Inclusions: N/A

**\*PRICE REDUCTION!\*** Welcome Home! This beautifully updated 2-bedroom, 1-bathroom end-unit townhouse in the heart of Falconridge is move-in ready and waiting for its next owner. Completely renovated from top to bottom, this home offers the perfect blend of modern finishes and everyday comfort. Step inside to discover a bright and inviting interior featuring new luxury vinyl plank flooring, fresh paint throughout, and new carpet. The stunning kitchen has been fully redesigned with all-new appliances, modern cabinetry, and stylish countertops, creating a functional and attractive space for cooking and entertaining. The renovated 4-piece bathroom showcases contemporary finishes and thoughtful updates, while the two well-sized bedrooms provide comfortable spaces to relax and unwind. Downstairs, the unfinished basement offers excellent potential for future development and includes a bathroom rough-in, making it easy to customize the space to suit your needs—whether you're envisioning an additional living area, home gym, office, or extra storage. As an end unit, you'll enjoy added privacy and extra natural light. Conveniently located close to schools, parks, shopping, transit, and major roadways, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Don't miss your chance to own this beautifully renovated home, book your showing today!