



GRASSROOTS
REALTY GROUP

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86, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2322481



\$279,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,042 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA
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Welcome to this beautifully updated, move-in-ready corner unit in family-friendly Falconridge, with direct access to a playground—perfect for families. Thoughtfully refreshed with new paint, updated flooring, and modern finishes throughout. The kitchen features a quartz countertop, contemporary backsplash, stainless steel stove and microwave installed in 2024, refrigerator, and excellent storage including two full-height tower pantry cabinets. The main level offers bright, functional living and dining spaces, enhanced by modern light fixtures throughout. New patio doors provide easy access to the oversized deck and large backyard—complete with a storage shed—creating a seamless indoor-outdoor flow. Upstairs includes three comfortable bedrooms and a fully renovated bathroom, now complete with Italian marble tiles and ready for the new owner. The fully developed basement adds a versatile bedroom or flex space with a finished full bathroom and additional shelving for practical storage. Walking distance to schools, including a K—6 public school and Catholic junior and senior high schools, plus close to parks, shopping, and transit. Condo fees include water, maintenance, snow removal, and more. New high-efficiency furnace installed in 2025.