



GRASSROOTS
REALTY GROUP

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205, 310 Falconridge Crescent NE
Calgary, Alberta

MLS # A2328485

\$345,000



Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Oversized, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: storage shed, gazebo, handheld vacuum, all decorative shelving

Simply perfect for the first-time homeowner, young family or as investment is this fantastic townhome in the FALCONRIDGE MANOR condo project in this popular Northeast Calgary community. Wonderfully updated end unit with 3 bedrooms & 2 full bathrooms, hardwood & vinyl plank floors, private fenced backyard & prime parking stall just steps from your front door. This bright & sunny split-level home enjoys a South-facing living room with access to the backyard, great-sized dining room with feature wall & stunning renovated kitchen (done in 2025) with quartz countertops, 2 inch porcelain tile backsplash & upgraded GE Café appliances & Wifi-enabled & includes a stove with double convection ovens. Head on upstairs to the next level where you'll find 2 bedrooms & a sleek renovated bathroom with tile floors. Up another level to the 3rd bedroom with extra storage space on the landing. The lower level is finished with a spacious rec room & bathroom with shower & adjoining laundry with LG washer & dryer. You'll just love having your own private outdoor space with your large backyard & fully fenced & complete with patio & gazebo. In addition to the kitchen & bathroom renovations, other recent updates & improvements include roof (2022), hot water tank (@ 2018) & furnace (@ 2022), interior paint (2025) & windows. Pet-friendly complex (with board approval) & monthly condo fees include water & sewer. All schools in Falconridge (& neighbouring Castleridge) are only minutes away & you are walking distance to Falconridge School. Area shopping, popular Prairie Winds Park & the Genesis Centre are all close-by, & quick access to McKnight Blvd & Metis Trail means the airport, Peter Lougheed Centre, LRT & downtown are all within easy reach.

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