

**69, 1155 Falconridge Drive NE  
Calgary, Alberta**

**MLS # A2240663**



# \$325,000

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** See remarks

Welcome to #69, 1155 Falconridge Drive NE – a warm, inviting, and beautifully updated 3-bedroom townhome nestled in a private, pet-friendly complex with low condo fees. Lovingly cared for and thoughtfully renovated over the past 10 years, this home radiates pride of ownership and is perfect for first-time buyers, downsizers, or investors. Step inside to a functional, open-concept main floor with modern vinyl plank flooring, fresh updates, and a cozy yet spacious living area that flows seamlessly into the dining room and kitchen. Upstairs features laminate flooring throughout, three bright and comfortable bedrooms, and a full 4-piece bathroom with updated vinyl tile. The partially finished basement adds even more flexibility with a large rec room, laundry area, and a half bath roughed in for a future tub or shower – great for a home gym, playroom, or guest space. Enjoy your own fully fenced backyard, ideal for kids, pets, or relaxing summer evenings. A dedicated parking stall is included, and the complex is quiet, well-managed, and perfectly located near schools, parks, shopping, and transit. This is a move-in-ready home with long-term value and room to grow – all in a welcoming community that you’ll love coming home to. Book your showing today!