93, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2275726
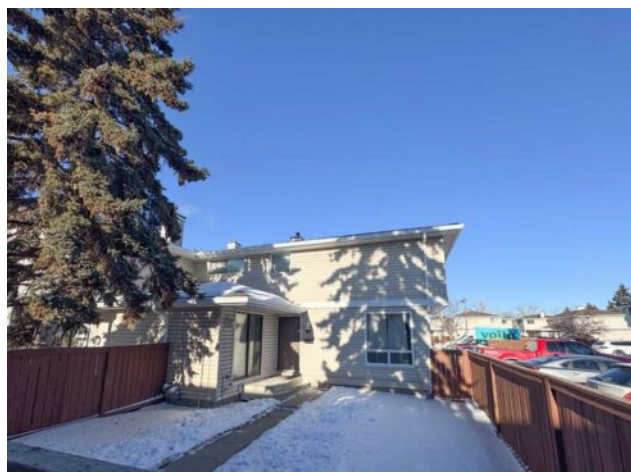
$289,982

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,113 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 364
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-CG d100
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Storage		

Inclusions: N/A

93, 1155 Falconridge Drive NE | Welcome To This Bright & Charming End-Unit 2-Storey Townhome Located In The Family-Friendly Community Of Falconridge! | The Main Floor Features A Bright Living Room, Dining Area, & Functional Kitchen | Upstairs Offers Two Spacious Bedrooms & A 4 PCE Bath, While The Undeveloped Basement Provides Laundry & Plenty Of Storage Space, Ready For Your Personal Touch | Enjoy A Fully Fenced Front Yard | Just Steps Away From A Playground – Perfect For Kids | Conveniently Close To Schools, Shopping Transit & The Popular Prairie Winds Park | This Home Offers Great Value For First-Time Buyers Or Investors Alike | No Inside Pictures As The Property Is Tenant Occupied - Vacant Possession Feb. 1st 2026 | Currently Rented for $1,375.00 Per Month | Condo Fees of $364.28 Include Insurance, Maintenance Grounds, Parking, Professional Management, Water, Snow Removal, & Reserve Fund Contributions | PETS Subject to Board Approval | No Age Restrictions