



\$ 219,900.00

## 161 20 FALBURY CRESCENT NE CALGARY

<https://paulbrinton.com>

Look no further for a pride of ownership on this well kept 3 bedroom 2 storey townhouse. The owners have also upgraded all the windows to Lux windows with a transferable 25 year warranty. This unit which has a well kept fenced backyard also has back alley access for parking...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1150608

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1980

**Parking:** Off Street, Stall

**Post Updated:** 2021-11-13 19:09:12

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/29/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:**

Parking,Playground,Snow  
Removal,Trash,Visitor Parking

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Interior Features:** Vinyl Windows

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Ceramic Tile

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back Yard,Front  
Yard,Level

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Partial, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** dc

**List Price Square Foot:** \$ 203.44



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 161

**Suite:** No

**Frontage Metres:** 0M 0`0"

**Living Area SF:** 1106.00

**Structure Type:** Five Plus

**Photo Count:** 24

**Unit Exposure:** E

**Construction Materials:** Vinyl Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Freezer,Gas Water Heater,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Falconridge

**Restrictions:** None Known

