



\$ 199,000.00

## 18 1155 FALCONRIDGE DRIVE NE CALGARY

<https://paulbrinton.com>

Location Location Location!! Well taken care of and loved 2 bedroom townhouse with a private fenced yard for only \$205,000. Located just blocks away from Shopping, schools and transit makes this the perfect home for anyone without a vehicle or that loves to walk everywhere. Over the years there as...

- 2 beds
- 1 bath
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1161238

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 1979

**Parking:** Plug-In, Stall

**Post Updated:** 2021-11-20 03:57:10

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** Private Entrance, Private Yard, Storage

**District:** CAL Zone NE

**Inclusions:** n/a

**Lot Features:** Back Yard, Low Maintenance Landscape, Level, Street Lighting

**Heating Type:** Forced Air

**Flooring:** Carpet, Laminate, Tile

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Storage

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two



**Laundry features:** In Basement, In Unit,  
Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 18

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Falconridge

**Restrictions:** Pet Restrictions or Board  
approval Required,Pets Allowed

**Zoning:** M-CG d100

**List Price Square Foot:** \$ 229.53

**Photo Count:** 33

**Unit Exposure:** E

**Construction Materials:** Vinyl Siding,Wood  
Frame

**Foundation:** Poured Concrete

**Living Area SF:** 867.00

**Structure Type:** Five Plus

