



\$ 240,000.00

## 45 1155 FALCONRIDGE DRIVE NE CALGARY

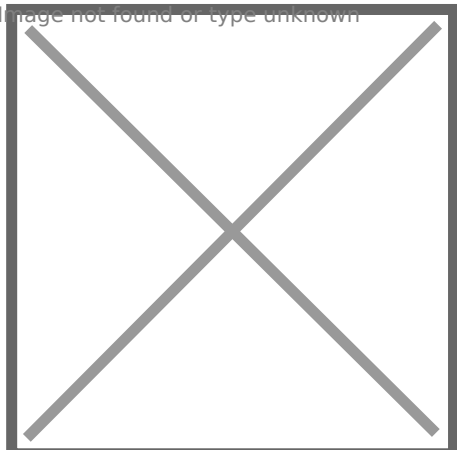
<https://paulbrinton.com>

**INVESTORS OR FIRST-TIME HOME BUYERS ALER!!**

This UPDATED 2 storey, 3 bedroom corner unit townhouse is just walking distance to all the major amenities, schools parks, and playgrounds and it offers more than 1400 sq. ft of space including the developed basement. The main floor offers maple hardwood floors ,...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159858

**Type:** Row/Townhouse

**Bedrooms:** 3

**Status:** Active

**Year built:** 1979

**Parking:** Stall

**Post Updated:** 2021-11-25 15:22:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** n/a

**Lot Features:** Corner Lot, Street Lighting

**Heating Type:** Forced Air

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Schools  
Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Granite Counters

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** Two

**Zoning:** M-CG d100

**List Price Square Foot:** \$ 241.94

**Photo Count:** 35



**Rooms Above Grade:** 6

**Unit Exposure:** S,W

**Unit Number:** 45

**Construction Materials:** Vinyl Siding

**Suite:** No

**Foundation:** Poured Concrete

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

**Living Area SF:** 992.00

**Subdivision Name:** Falconridge

**Structure Type:** Five Plus

**Restrictions:** None Known

