



\$ 175,000.00

502 340 FALCONRIDGE CRESCENT NE CALGARY

<https://paulbrinton.com>

Investor and First Time Buyer Alert!!! This well priced end unit town home is located in the community of Falconridge. Just shy of 1500 sq ft of developed space, this 2.5 storey Home is located close to schools, shopping and bus routes. The main floor has new vinyl plank flooring...

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

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BASIC FACTS

Style: 2 and Half Storey, Side by Side

MLS ® #: A1136931

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Year built: 1980

Parking: Assigned, Stall

Post Updated: 2021-11-30 19:08:15

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 09/23/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Total Parking: 1

Association Amenities: None

Exterior Features: Private Yard

District: CAL Zone NE

Interior Features: Built-in Features,Ceiling Fan(s)

Roof Type: Asphalt Shingle

Flooring: Carpet,Vinyl

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

Fencing: Fenced

Cooling: None

Lot Features: Private

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement

Transaction Type: For Sale

Levels: 2 and Half Storey

Zoning: M-CG d44

List Price Square Foot: \$ 184.60



Title Land: Fee Simple

Rooms Above Grade: 6

Unit Number: 502

Suite: No

Appliances: Dishwasher,Electric
Range,Microwave Hood
Fan,Refrigerator,Window Coverings

Subdivision Name: Falconridge

Restrictions: Pet Restrictions or Board
approval Required

Photo Count: 26

Unit Exposure: N

Construction Materials: Stucco,Wood
Frame,Wood Siding

Foundation: Poured Concrete

Living Area SF: 1002.16

Structure Type: Four Plex

