

# \$299,900 - 93, 1555 Falconridge Drive, Calgary

MLS® #A2181592

**\$299,900**

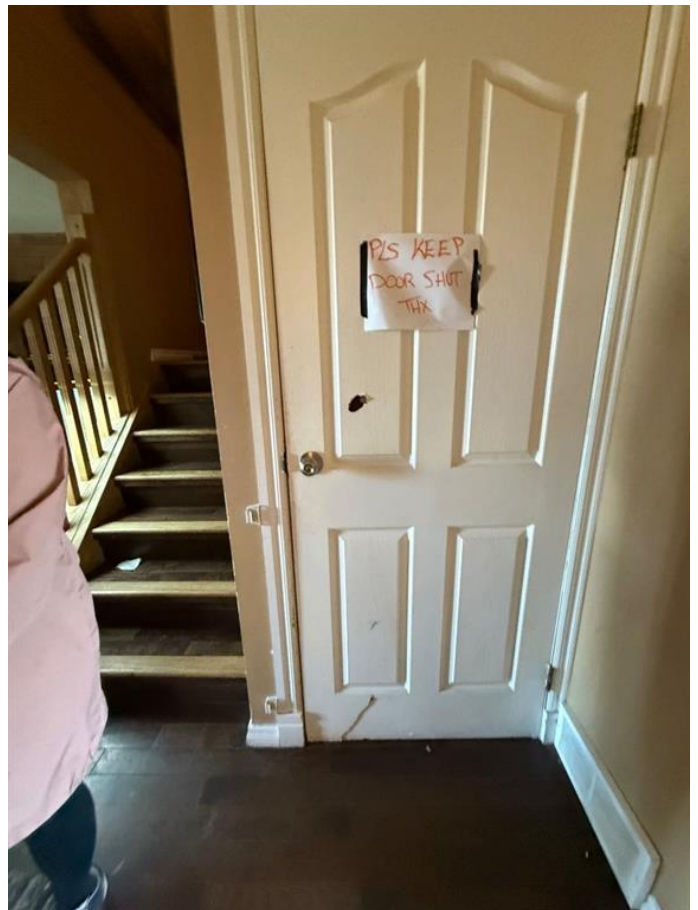
3 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome home to this charming 3-bedroom townhome, nestled in a convenient and family-friendly location! The main floor boasts a spacious kitchen/dining area, perfect for meal preparation and gatherings, along with a cozy living room that flows seamlessly into the private fenced backyard—ideal for outdoor activities and relaxation. You'll also find a handy 2-piece bathroom on this level for added convenience. The home has seen several updates over the years, including a new stove and a vented heavy-duty hood fan. The unfinished basement offers additional space for storage or entertainment, providing endless possibilities to make it your own. Families will appreciate the proximity to amenities, including the nearby Sportsplex, shopping centers, schools, and a bus stop just steps away on 68th Street, offering a short commute to the LRT line. The well-maintained Windfields complex also features a private park for children, plenty of guest parking, and more. With just over 1,000 sq ft of living space, this well-maintained townhouse is an excellent choice. The upper floor features three generous bedrooms and a 4-piece bathroom. You'll also love the easy access to Stoney Trail, McKnight Boulevard, and other essential services. At this price point, you can't go wrong. Call your favorite realtor today for a showing!

Built in 1980



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2181592      |
| Price          | \$299,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,205         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 93, 1555 Falconridge Drive |
| Subdivision | Falconridge                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 1L8                    |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Yard, City Lot |

|                               |                              |
|-------------------------------|------------------------------|
| Roof                          | Asphalt Shingle              |
| Construction                  | Vinyl Siding, Wood Frame     |
| Foundation                    | Poured Concrete              |
| <b>Additional Information</b> |                              |
| Date Listed                   | November 29th, 2024          |
| Days on Market                | 200                          |
| Zoning                        | M-C1 d38                     |
| <b>Listing Details</b>        |                              |
| Listing Office                | RE/MAX Real Estate (Central) |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.