



1155 Falconridge Drive Calgary Alberta

\$339,000

Location, Location, Location! This freshly painted & beautifully RENOVATED end-unit offers nearly 1,400 sq. ft. of modern living space, making it an ideal choice for first-time buyers or investors. With LOW CONDO FEES and a PRIVATE BACKYARD, this home combines convenience with comfort. Step into the welcoming foyer and be greeted by an OPEN CONCEPT living and dining area. Sliding doors lead you to a deck and a beautifully landscaped, fully fenced yard--perfect for enjoying summer days. The kitchen features bright windows and new lighting, creating a cheerful space for cooking and prep. Upstairs, you'll find two spacious bedrooms and a 4-piece bathroom. The unfinished basement offers a large, versatile space with laundry facilities and is ready for your personal touch--whether you envision a TV room, game room, workout area, or extra storage. Parking is a breeze with an assigned stall right outside your unit, and an additional stall is available for just \$20/month. The well-maintained complex includes visitor parking and a private playground. Plus, you'll be just minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail, and a large shopping plaza is just steps away... **All FURNISHINGS are negotiable! Don't miss this fantastic opportunity to buy a fully furnished unit!--schedule your viewing today! (id:6769)

4pc Bathroom 5.00 Ft x 7.58 Ft
Primary Bedroom 14.42 Ft x 10.75 Ft
Bedroom 11.50 Ft x 12.08 Ft
Laundry room 9.67 Ft x 5.17 Ft
Furnace 2.42 Ft x 3.92 Ft

Recreational, Games room 16.42 Ft x 23.67 Ft
Foyer 8.50 Ft x 6.92 Ft
Kitchen 10.58 Ft x 11.92 Ft
Dining room 6.83 Ft x 10.58 Ft
Living room 9.92 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Mission Real Estate

<http://www.4cornersrealtygroup.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca