



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

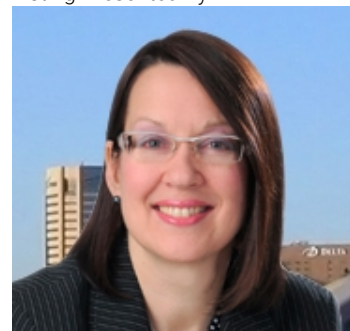
Foyer 8.50 Ft x 6.92 Ft

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:



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



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net