



## 78 Falconer Terrace Calgary Alberta

\$349,900

This well-maintained 3-bedroom, 1-bathroom townhome with a rough-in for an additional bathroom in the basement offers exceptional value in the heart of the Falconridge community, NE Calgary. Situated in a quiet, well-managed complex, this home is perfect for first-time buyers or investors looking for a smart investment in a highly convenient location. As you enter, you're greeted by a bright, open-concept living and dining area featuring beautiful laminate hardwood flooring throughout the main floor. The spacious kitchen offers plenty of cupboard space and generous countertops, making it ideal for meal prep and storage, providing both functionality and style for everyday living. Upstairs, the primary bedroom over looks the SW fenced backyard, while the two additional bedrooms are perfect for family, guests, or a home office and the 4 piece bathroom has been recently updated. The undeveloped basement is a blank canvas, ready for you to create your own personalized space—whether it be a family room, home gym, or extra storage. With a rough-in for a future bathroom (a shower is already down there— not set up), and there's plenty of potential to expand as your needs grow. This home has seen several recent upgrades, including a new toilet, sink, tub, and shower, all replaced within the last two years. Major appliances such as the dishwasher, stove, washing machine, and hot water heater have also been recently updated, giving you confidence that your home is move-in ready. Families will love the fenced backyard, perfect for outdoor gatherings, and the children will enjoy the convenience of a playground with the path to it directly across from the unit, ideal for easy access to safe, outdoor fun. The complex itself is meticulously maintained with recent updates, including hail-resistant Hardie Board siding and new windows and doors. Conveniently located near schools, parks, ...

Family room 22.08 Ft x 11.83 Ft

Storage 10.42 Ft x 4.33 Ft

Roughed-In Bathroom 7.50 Ft x 5.83 Ft

Laundry room 8.25 Ft x 6.92 Ft

Living room 12.50 Ft x 12.00 Ft

Kitchen 10.75 Ft x 10.33 Ft

Foyer 12.00 Ft x 6.08 Ft

Primary Bedroom 13.83 Ft x 10.67 Ft

Other 5.50 Ft x 5.17 Ft

Bedroom 12.08 Ft x 10.75 Ft

Bedroom 8.67 Ft x 8.25 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 12.42 Ft x 10.83 Ft