



# 1155 Falconridge Drive Calgary Alberta

\$335,000

PRIME LOCATION!! This end-unit offers nearly 1,800 sq. ft. of easy living space, making it an excellent choice for first-time buyers or investors with LOW CONDO FEES & a PRIVATE BACKYARD. Enter through the welcoming foyer into a good-sized living area. The kitchen boasts updated appliances & a large pantry, creating a bright & cheerful space for cooking & meal prep... next to the kitchen, a flexible room can be used as a dining area or a second family room, with sliding doors that lead to a deck & a fully fenced yard --ideal for summer enjoyment. Upstairs, you'll discover 2 generously sized bedrms and a well-appointed 4-piece bath. The unfinished basement provides a large, flexible space ready for your personal touch--it could easily become a TV room, game room, workout area, or even a 3rd bedroom due to the lg basement window creating a bright laundry area with additional storage. Recent updates include a new hot water tank (2024) and a new furnace (2019). Parking is convenient with an assigned stall right outside your unit.\*\* an additional stall is available for \$20/month. This well-maintained complex features visitor parking & a private playground. Plus, you'll be minutes from schools, the Genesis Centre, Don Hartman Sportsplex, the LRT, Stoney Trail & a lg shopping plaza just steps away. Don't miss out on this fantastic opportunity--schedule your viewing today! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft

Primary Bedroom 14.00 Ft x 10.08 Ft

Bedroom 11.67 Ft x 10.08 Ft

Laundry room 7.75 Ft x 16.42 Ft

Other 23.67 Ft x 29.50 Ft

Dining room 10.17 Ft x 12.83 Ft

Kitchen 14.08 Ft x 10.17 Ft

Living room 14.00 Ft x 13.25 Ft

Listing Presented By:



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



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