



## 380 Falconridge Crescent Calgary Alberta

\$359,900

Welcome to this beautifully renovated townhouse, offering nearly 1,300 square feet of thoughtfully designed living space. This home is in showhome condition, featuring high-end soft-closing cupboards, a stylish subway tile backsplash, and modern stainless-steel appliances that will delight any cooking enthusiast. As you step inside, luxurious light LVP flooring flows seamlessly throughout the main floor, creating an inviting atmosphere. The spacious living room is bathed in natural light, providing a perfect backdrop for relaxation or entertaining. Step outside to the tranquil, fully fenced backyard—an ideal spot for summer BBQs with family and friends. Upstairs, you'll discover two generously sized primary bedrooms, complemented by a full four-piece bathroom that enhances both comfort and functionality. The fully renovated basement offers additional living space, complete with a full bathroom and flexible areas that can serve as a family room or an extra bedroom. The laundry area includes extra storage, making organization a breeze. Conveniently located near a bus stop, this townhouse is part of a well-managed complex with a healthy reserve fund. The low condo fees cover essential services, including water, sewer, garbage/recycling, insurance, snow removal, and lawn care, allowing you to enjoy a hassle-free lifestyle. Nestled in the family-oriented community of Falconridge, you'll have access to four schools ranging from elementary to high school, as well as a community center, NESS Sportsplex, shopping plaza, professional medical center, and various restaurants. Commuting is easy with quick access to public transit, the C-Train station, and major routes like McKnight, Deerfoot, Stoney Trail, and the airport. Don't miss your chance to own this exceptional townhouse! Call now to book your showing and discover your new home today! Furniture is virtually staged (id:...

Bedroom 5.79 M x 4.01 M

4pc Bathroom Measurements not available

Dining room 2.35 M x 3.13 M

Living room/Dining room 3.44 M x 4.21 M

Kitchen 2.25 M x 3.42 M

Primary Bedroom 2.76 M x 5.02 M

Bedroom 2.93 M x 3.54 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
LPT Realty

<http://www.calgaryrenter2owner.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca