



## 1555 Falconridge Drive Calgary Alberta

\$294,900

Welcome to this charming row townhouse in the vibrant community of Falconridge. Perfect for first-time homebuyers or a valuable addition to your rental portfolio, this property offers a functional layout with a cozy kitchen and eating area on the main floor, along with a spacious living room and a convenient 2-piece bathroom. Step outside through the sliding patio doors to a private, fenced, west-facing yard—ideal for enjoying sunny afternoons. Upstairs, you'll find three comfortable bedrooms and a 4-piece bathroom. The basement houses the washer and dryer and provides a generous family room, perfect for additional living space or storage. This unit includes an outdoor parking stall with a plug-in, essential for those chilly winter months. Located close to transit, schools, playgrounds, shopping, and just a short drive to the ring road, this home offers easy access to all the amenities and quick routes around the city. Don't miss this opportunity! (id:6769)

Primary Bedroom 15.00 Ft x 15.00 Ft

Bedroom 10.83 Ft x 8.92 Ft

Bedroom 13.08 Ft x 7.83 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Family room 16.42 Ft x 10.08 Ft

Furnace 11.50 Ft x 10.75 Ft

Living room 17.17 Ft x 10.92 Ft

Other 12.33 Ft x 11.75 Ft

2pc Bathroom 7.33 Ft x 2.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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