

**91, 1155 Falconridge Drive NE  
Calgary, Alberta**

**MLS # A2163310**



**\$339,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, See Remarks, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG-d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Front Entry Storage Unit

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!