161, 20 Falbury Crescent NE
Calgary, Alberta

MLS # A2180744

$324,900

Division:	Falconridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,192 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 395
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, Storage		

Inclusions:	N/A

Welcome home to this beautifully updated 3-bedroom, 1.5-bathroom, 2-story townhouse—now an even better deal with a $35,000 price reduction! Move-in ready and packed with value, this bright and spacious gem features a partially finished basement and a fully fenced private backyard, perfect for kids, pets, and entertaining. You’ll love the recent upgrades, including a brand-new fridge, hot water tank, stylish light fixtures, low-flow toilets, a modern vanity in the 4-piece cheater ensuite, sleek vinyl flooring, fresh paint, and updated windows. This home effortlessly blends style and comfort! Located in a clean, quiet, and pet-friendly complex with a playground, you’ll also enjoy the convenience of being just minutes from shopping and schools, with easy access to Stoney Trail for stress-free commuting. With this new price, this townhouse offers unbeatable value—don’t miss your chance to make it yours! Schedule a showing today and see why this home is the perfect blend of comfort, convenience, and charm!