

# \$373,888 - 78, 1155 Falconridge Drive Ne, Calgary

MLS® #A2223290

**\$373,888**

3 Bedroom, 2.00 Bathroom, 1,097 sqft  
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this 3-bedroom + den, 1.5-bathroom townhome, offering stylish updates and modern conveniences in the vibrant community of Falconridge. Whether you're looking for a great investment or a cozy home, this property is a fantastic choice! The recently updated kitchen is a standout feature, boasting newer cabinets and sleek stainless steel appliances, creating a fresh and contemporary space for cooking and entertaining. The elegant vinyl flooring flows into the dining area, where sliding doors open to your private fenced yard, perfect for relaxing outdoors. The main-floor den provides extra versatility, ideal for a home office, playroom, or guest space. The spacious living room showcases attractive vinyl flooring, adding warmth and charm to the main level. Upstairs, you'll find two generously sized bedrooms offering comfort and relaxation and a well-appointed 4-piece bathroom, designed for convenience and that's not all! The fully finished basement features a third bedroom, perfect for guests or additional living space. A large recreation/game room, ideal for entertainment or a personal retreat. A laundry area & extra storage space, maximizing practicality. Prime Location and steps from public transit, making commuting effortless, close to shopping, dining, and entertainment options, minutes from McKnight Village, schools, parks, and playgrounds, easy access to major roadways for seamless travel, walking distance to grocery stores and restaurants for



added convenience. No car? No problem! With transit, shopping, and dining just a short walk away, everything you need is within reach. Donâ€™t miss out on this fantastic opportunityâ€”schedule your showing today!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223290      |
| Price          | \$373,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,097         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 78, 1155 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 1E1                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Yard                     |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Wood Frame, Asphalt |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 90             |
| Zoning         | M-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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