

# \$325,000 - 69, 1155 Falconridge Drive Ne, Calgary

MLS® #A2240663

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to #69, 1155 Falconridge Drive NE – a warm, inviting, and beautifully updated 3-bedroom townhome nestled in a private, pet-friendly complex with low condo fees. Lovingly cared for and thoughtfully renovated over the past 10 years, this home radiates pride of ownership and is perfect for first-time buyers, downsizers, or investors.

Step inside to a functional, open-concept main floor with modern vinyl plank flooring, fresh updates, and a cozy yet spacious living area that flows seamlessly into the dining room and kitchen. Upstairs features laminate flooring throughout, three bright and comfortable bedrooms, and a full 4-piece bathroom with updated vinyl tile. The partially finished basement adds even more flexibility with a large rec room, laundry area, and a half bath roughed in for a future tub or shower – great for a home gym, playroom, or guest space.

Enjoy your own fully fenced backyard, ideal for kids, pets, or relaxing summer evenings. A dedicated parking stall is included, and the complex is quiet, well-managed, and perfectly located near schools, parks, shopping, and transit.

This is a move-in-ready home with long-term value and room to grow – all in a welcoming community that you™ love coming home to. Book your showing today!



Built in 1979

## Essential Information

MLS® #	A2240663
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,107
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	69, 1155 Falconridge Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E1

## Amenities

Amenities	Other, Parking, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Paved, Plug-In, Stall

## Interior

Interior Features	Bathroom Rough-in, Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Garden, Other, Playground, Private Yard
Lot Description	Garden, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-CG d100

### **Listing Details**

Listing Office	eXp Realty
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