



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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69, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2247890



\$315,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Storage		
Inclusions:	See remarks		

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’ll love coming home to. Book your showing today!