



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

780-831-7725
jackadmin@gpremax.com

171, 20 Falbury Crescent NE
Calgary, Alberta

MLS # A2209258



\$355,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		
Inclusions:	n/a		

Amazing 3 bed, 2 full bath, 1 half bath END UNIT townhome in Falconridge with a private yard, walking distance to 2 elementary schools! Updates over the years include: updated kitchen with quartz countertops and stainless steel appliances, engineered hardwood, and updated flooring upstairs. Entering in the front door you will find the updated kitchen with large eating area. A half bath is right off the entrance and continuing further toward the backyard you will find the large living room. The backyard is a private oasis with a convenient gate to the street. Moving upstairs you will find 3 good sized bedrooms and the 4 piece bathroom (tastefully updated) which is serves as a cheater ensuite to the primary bedroom. In the developed basement you will find a kitchenette and a convenient 4 piece bathroom as well as a large den (which cannot be listed as a bedroom because it does not have a window). See this home quick!