

**905, 380 Falconridge Crescent NE**  
**Calgary, Alberta**

**MLS # A2216923**



**\$395,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 333
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully renovated townhouse, offering nearly 1,300 square feet of thoughtfully designed living space. This home is in showhome condition, featuring high-end soft-closing cupboards, a stylish subway tile backsplash, and modern stainless-steel appliances that will delight any cooking enthusiast. As you step inside, luxurious light LVP flooring flows seamlessly throughout the main floor, creating an inviting atmosphere. The spacious living room is bathed in natural light, providing a perfect backdrop for relaxation or entertaining. Step outside to the tranquil, fully fenced backyard—an ideal spot for summer BBQs with family and friends. Upstairs, you’ll discover two generously sized primary bedrooms, complemented by a full four-piece bathroom that enhances both comfort and functionality. The fully renovated basement offers additional living space, complete with a full bathroom and flexible areas that can serve as a family room or an extra bedroom. The laundry area includes extra storage, making organization a breeze. Conveniently located near a bus stop, this townhouse is part of a well-managed complex with a healthy reserve fund. The low condo fees cover essential services, including water, sewer, garbage/recycling, insurance, snow removal, and lawn care, allowing you to enjoy a hassle-free lifestyle. Nestled in the family-oriented community of Falconridge, you’ll have access to four schools ranging from elementary to high school, as well as a community center, NESS Sportsplex, shopping plaza, professional medical center, and various restaurants. Commuting is easy with quick access to public transit, the C-Train station, and major routes like McKnight, Deerfoot, Stoney Trail, and the airport. Don’t miss your chance to own this exceptional townhouse! Call now to book your showing and discover your

new home today!