

**93, 1155 Falconridge Drive NE
Calgary, Alberta****MLS # A2275726****\$289,982****Division:** Falconridge**Type:** Residential/Five Plus**Style:** 2 Storey**Size:** 1,113 sq.ft. **Age:** 1979 (47 yrs old)**Beds:** 2 **Baths:** 1**Garage:** Stall**Lot Size:** -**Lot Feat:** Front Yard, Lawn, Level**Heating:** Forced Air**Water:** -**Floors:** Carpet, Ceramic Tile, Linoleum**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** \$ 364**Basement:** Full**LLD:** -**Exterior:** Concrete, Vinyl Siding, Wood Frame**Zoning:** M-CG d100**Foundation:** Poured Concrete**Utilities:** -**Features:** Storage**Inclusions:** N/A

93, 1155 Falconridge Drive NE | Welcome To This Bright & Charming End-Unit 2-Storey Townhome Located In The Family-Friendly Community Of Falconridge! | The Main Floor Features A Bright Living Room, Dining Area, & Functional Kitchen | Upstairs Offers Two Spacious Bedrooms & A 4 PCE Bath, While The Undeveloped Basement Provides Laundry & Plenty Of Storage Space, Ready For Your Personal Touch | Enjoy A Fully Fenced Front Yard | Just Steps Away From A Playground & Perfect For Kids | Conveniently Close To Schools, Shopping Transit & The Popular Prairie Winds Park | This Home Offers Great Value For First-Time Buyers Or Investors Alike | Condo Fees of \$364.28 Include Insurance, Maintenance Grounds, Parking, Professional Management, Water, Snow Removal, & Reserve Fund Contributions | PETS Subject to Board Approval | No Age Restrictions