

# \$315,000 - 69, 1155 Falconridge Drive Ne, Calgary

MLS® #A2247890

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

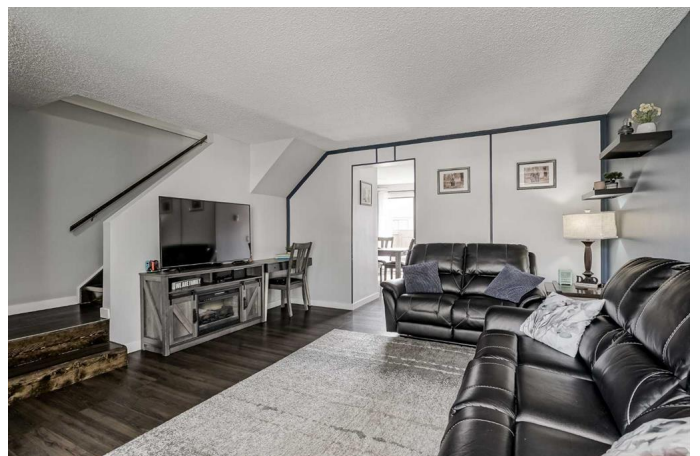
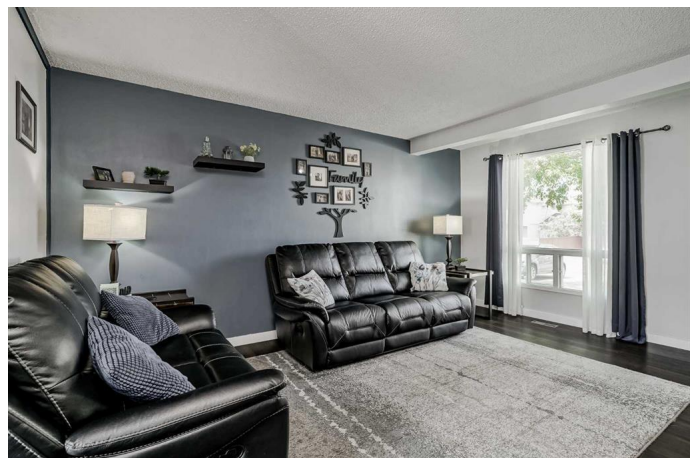
Falconridge, Calgary, Alberta

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



Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247890      |
| Price          | \$315,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,106         |
| 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        | Plug-In, Stall, Paved                              |

**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    | August 12th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-CG d100         |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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