# \$315,000 - 224, 36 Falbury Crescent Ne, Calgary

MLS® #A2215031

## \$315,000

3 Bedroom, 2.00 Bathroom, 1,214 sqft Residential on 0.00 Acres

Falconridge, Calgary, Alberta

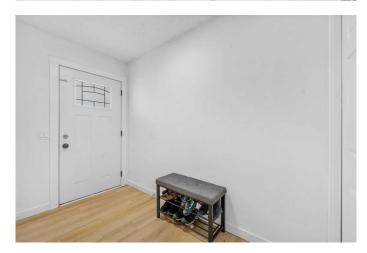
Welcome to your new and updated corner unit townhome in Falconridge. There is no time like the present to start your home ownership journey and start building equity, appreciation and long-term wealth. You'll have quick access to Mcknight Blvd. and Stoney trail for your commuting needs. All the shopping you'll ever need is very close by from multiple outlets in. Falconridge plaza to Costco in East Hills a few minutes south on Stoney Trail.

The main floor features a good-sized kitchen with stainless steel appliances, a dining and living room, and, of course, a half bath. Upstairs, you'll find a massive primary bedroom with access directly to the bathroom and two more bedrooms that also have access to the same bathroom. The basement is waiting for your finishing touches, and there is potential to add another bedroom and bathroom or simply a large living area with another bathroom. This home is move-in ready with a newer furnace, hot water tank and windows. With most of the exterior maintenance being taken care of through the affordable condo fees of \$394 everyday living will be a breeze.

Please contact your favourite Realtor for your exclusive tour and don't forget to check out the virtual tours and video of this place.







Built in 1980

#### **Essential Information**

MLS® # A2215031 Price \$315,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,214
Acres 0.00
Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 224, 36 Falbury Crescent Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 1L7

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 37

Zoning M-C1 d38

## **Listing Details**

Listing Office CIR Realty

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