

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

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MLS® #A2215031

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

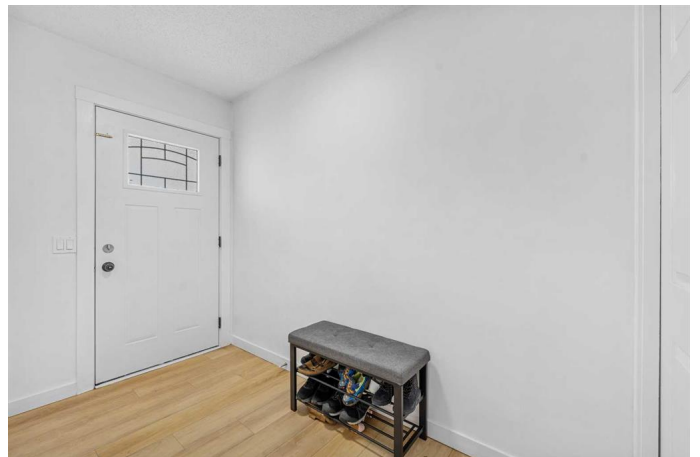
Falconridge, Calgary, Alberta

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	33
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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