

# \$355,000 - 171, 20 Falbury Crescent Ne, Calgary

MLS® #A2209258

## \$355,000

3 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Amazing 3 bed, 2 full bath, 1 half bath END UNIT townhome in Falconridge with a private yard, walking distance to 2 elementary schools! Updates over the years include: updated kitchen with quartz countertops and stainless steel appliances, engineered hardwood, and updated flooring upstairs. Entering in the front door you will find the updated kitchen with large eating area. A half bath is right off the entrance and continuing further toward the backyard you will find the large living room. The backyard is a private oasis with a convenient gate to the street. Moving upstairs you will find 3 good sized bedrooms and the 4 piece bathroom (tastefully updated) which serves as a cheater ensuite to the primary bedroom. In the developed basement you will find a kitchenette and a convenient 4 piece bathroom as well as a large den (which cannot be listed as a bedroom because it does not have a window). See this home quick!

Built in 1980

## Essential Information

MLS® #	A2209258
Price	\$355,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,168
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	171, 20 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1L7

### Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
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Days on Market	83
Zoning	M-C1

## **Listing Details**

Listing Office	Real Broker
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