

# \$289,982 - 93, 1155 Falconridge Drive Ne, Calgary

MLS® #A2268655

**\$289,982**

2 Bedroom, 1.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

93, 1155 Falconridge Drive NE | Welcome To This 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 â€“ 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 | No Inside Pictures As The Property Is Tenant Occupied - Vacant Possession Feb. 1st 2026 | Currently Rented for \$1375.00 Per Month | 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

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2268655  |
| Price      | \$289,982 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



Main Floor Exterior Area 611.57 sq ft



2nd Floor Exterior Area 501.06 sq ft



|                |               |
|----------------|---------------|
| Square Footage | 1,113         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 93, 1155 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 1E1                       |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Storage                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Full                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Front Yard, Lawn, Level            |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 2                   |

Zoning

M-CG d100

Listing Details

Listing Office

Real Broker

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