

\$225,000 - 174, 20 Falbury Crescent Northeast, Calgary

MLS® #A1162602

\$225,000

3 Bedroom, 1.5 Bathroom, 1,132 sqft
Residential on 0.00 Acres

Falconridge, Calgary, Alberta

PRICE DROP \$10,000 OFF!!! Welcome to this beautiful townhouse located in the heart of Falconridge! Attractive locations in Windfields or Falconridge. The unit is closed to the facility's private playground and the kids have easy access from leaving through the front entrance. Located close to shopping and 3 schools plus the Don Hartman North East Sportsplex. Access to McKnight Blvd and Stoney trail within minutes of leaving the home! Homes features are 3 bedrooms townhouse, 1.5 bathrooms, kitchen, living room, fully developed basement with laundry/utility room, large recreation room, quiet location, and south facing backyard. You will not be disappointed with the low condo fees. What are you waiting for?

Built in 1980

Essential Information

MLS® #	A1162602
Price	\$225,000
Bedrooms	3
Bathrooms	1.5
Full Baths	1
Half Baths	1
Square Footage	1,132
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse



Style	2 Storey
Status	Active
Condo Fee	375
Condo Fee Includes	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water, Maintenance Grounds, Trash
Condo Name	Windfields In Falconridge

Community Information

Address	174, 20 Falbury Crescent Northeast
Subdivision	Falconridge
City	Calgary
Province	Alberta
Postal Code	T3J 1L7

Amenities

Amenities	Parking, Visitor Parking, Playground
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Goods Included	No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Range Hood, Refrigerator, Stove(s), Dryer, Freezer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Ceramic Tile, Laminate

Exterior

Exterior Features	Basketball Court, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete
Front Exposure	N
Site Influence	Back Yard, Low Maintenance Landscape, Landscaped, Cul-De-Sac

Additional Information

Zoning M-C1 d38

Room Dimensions

Kitchen	12`4 x 12`0
Living Room	17`3 x 10`10
Master Bedroom	15`1 x 15`0
Bedroom 2	8`0 x 13`1
Bedroom 3	8`11 x 10`11
Other Room 1	7`0 x 8`8

Listing Details

Listing Office EXP REALTY

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