

# \$345,000 - 171, 20 Falbury Crescent Ne, Calgary

MLS® #A2209258

## \$345,000

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      | \$345,000 |
| 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 | Ceiling Fan(s), No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| 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 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 198  |
| Zoning         | M-C1 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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