

# \$379,900 - 41, 1515 Falconridge Drive Ne, Calgary

MLS® #A2244641

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully renovated 3-bedroom, 1.5-bath townhouse tucked into a quiet, well-managed complex in the family-friendly community of Falconridge.

Thoughtfully upgraded throughout, this home offers a fresh, move-in-ready interior paired with a functional layout designed for modern living.

Step inside to an inviting main floor featuring durable new flooring, contemporary lighting, and a spacious living room anchored by a cozy fireplace—perfect for relaxing or entertaining.

The updated kitchen boasts sleek stainless steel appliances, refreshed cabinetry, and ample space for dining, while a convenient 2-piece powder room adds practicality for guests. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom—ideal for families or shared living. The finished basement provides excellent bonus space for a media room, home office, or kids' play area, along with a dedicated laundry room and plenty of storage.

Enjoy your private outdoor space, assigned parking, and the convenience of being just minutes from schools, shopping, transit, and major routes. Whether you're a first-time buyer, downsizer, or investor, this home offers outstanding value, comfort, and style. Book your private showing today!

Built in 1980

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244641      |
| Price          | \$379,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,096         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 41, 1515 Falconridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 1L8                       |

### Amenities

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

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Partially Finished                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 88               |
| Zoning         | M-C1 d38         |

**Listing Details**

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

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