

# \$299,900 - 75 Falconer Terrace Ne, Calgary

MLS® #A2203988

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,166 sqft  
Residential on 0.00 Acres

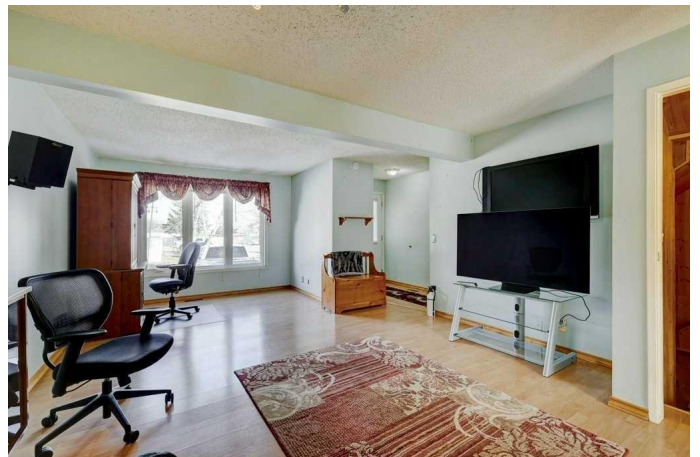
Falconridge, Calgary, Alberta

OPEN HOUSE Sat. March 22, 1 - 3 pm. Why pay rent? You can own this great property and be paying down your own mortgage vs paying down your landlords mortgage. Welcome to this 3-bedroom, 1.5-bathroom townhouse nestled in a vibrant Calgary community. This well-maintained home boasts newer appliances and a recently updated hot water tank, ensuring modern comfort and efficiency. The renovated four piece bathroom features a luxurious soaker tub, perfect for unwinding after a long day. Step outside to a sunny, fenced backyard complete with a patio—ideal for outdoor entertaining or enjoying a quiet morning coffee. The basement is mostly finished, awaiting your personal touch to add carpeting and create a cozy additional living space. Parking is a breeze with one assigned stall right in front of your door plus there’s an option to rent a second if needed. Located in a great area, this townhouse is in close proximity to three schools, shopping and a playground, making it an excellent choice for families. Don’t miss the opportunity to make this delightful townhouse your new home!

Built in 1980

## Essential Information

MLS® #	A2203988
Price	\$299,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	75 Falconer Terrace Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1W3

### **Amenities**

Amenities	Parking, Playground, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, On Street, Stall, Plug-In

### **Interior**

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 20th, 2025
Days on Market	11
Zoning	M-C1

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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