

\$319,900 - 161, 20 Falbury Crescent Ne, Calgary

MLS® #A2180744

\$319,900

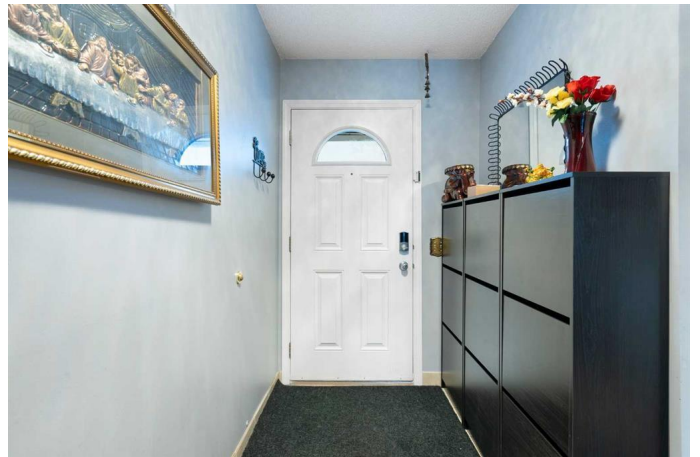
3 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome home to this beautifully updated 3-bedroom, 1.5-bathroom, 2-story townhouse—now an even better deal with a \$40,000 price reduction! Move-in ready and packed with value, this bright and spacious gem features a partially finished basement and a fully fenced private backyard, perfect for kids, pets, and entertaining. You™ll love the recent upgrades, including a brand-new fridge, hot water tank, stylish light fixtures, low-flow toilets, a modern vanity in the 4-piece cheater ensuite, sleek vinyl flooring, fresh paint, and updated windows. This home effortlessly blends style and comfort! Located in a clean, quiet, and pet-friendly complex with a playground, you™ll also enjoy the convenience of being just minutes from shopping and schools, with easy access to Stoney Trail for stress-free commuting. With this new price, this townhouse offers unbeatable value—don™t miss your chance to make it yours! Schedule a showing today and see why this home is the perfect blend of comfort, convenience, and charm!

Built in 1980



Essential Information

MLS® #	A2180744
Price	\$319,900
Bedrooms	3
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	161, 20 Falbury Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1L7

Amenities

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

Interior

Interior Features	No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2024
Days on Market	138
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.