

# \$334,900 - 102, 300 Falconridge Crescent Ne, Calgary

MLS® #A2235239

**\$334,900**

3 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Step into a bright, thoughtfully updated 3-bedroom townhouse that feels like home the moment you walk in. Tucked into a quiet spot on the south end of the complex, this end-unit offers almost 1,100 sq ft of comfortable living space - one of the largest floorplans here -plus a sunny south-facing backyard perfect for relaxing or entertaining under the mature trees. Inside, you'll find fresh paint, updated trim and baseboards, and newer laminate flooring upstairs. The kitchen is bright and functional with newer cabinets and countertops, overlooking your private front patio - ideal for morning coffee or an evening unwind. Gather friends or family in the spacious dining area and living room, where sliding patio doors open to your fully fenced yard (these townhouses are pet friendly for cats and dogs under 30lbs with approval). It's so peaceful here, you'll almost forget you're just steps from transit, shopping, and schools. Upstairs, you'll love the clever separation of space with two big bedrooms and a refreshed 4-piece bath on the second floor, plus a private top-floor primary bedroom retreat all to yourself. The fully developed basement offers endless possibilities such as storage or recreational room. There is also a large laundry area with a newer washer and dryer. This home has been thoughtfully maintained with a recently serviced furnace and ducts, vinyl windows, and a newer hot water tank so you can move in without big-ticket surprises. The complex is



well managed with low condo fees and planned exterior improvements, and youâ€™ll appreciate the friendly neighbours and welcoming community atmosphere. Convenient transit options, including the MAX Orange bus and train station, make commuting a breeze, and youâ€™re walking distance to great schools, parks, McKnight Village Shopping Centre, Castleridge Plaza, and the McKnight/Falconridge Dog Park. If youâ€™ve been searching for an affordable, move-in ready home with room to grow and space to breathe, this is it. Book your showing today and see why life feels better here.

Built in 1980

**Essential Information**

MLS® #	A2235239
Price	\$334,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	102, 300 Falconridge Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H4

**Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
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