

# **\$365,000 - 902, 380 Falconridge Crescent Ne, Calgary**

MLS® #A2231293

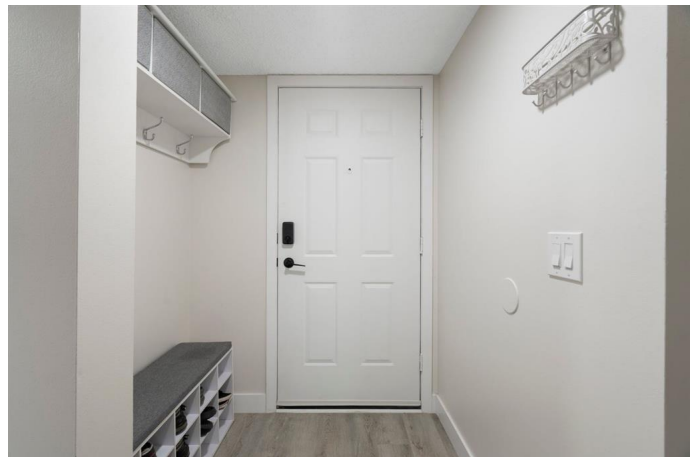
**\$365,000**

4 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully renovated and fully finished 4-bedroom, 2-bathroom townhome, perfectly situated in the established community of Falconridge. Offering three levels of beautifully functional living space, a private fenced yard, and thoughtful upgrades throughout. This home is an ideal fit for families, first-time buyers, or investors seeking value and versatility. Step inside to a welcoming foyer with built-in storage and bench seating that leads into a bright, open-concept main floor. New luxury vinyl plank flooring flows through the spacious living and dining areas, where large windows and sliding patio doors fill the space with natural light. The modern galley kitchen is a standout feature, boasting crisp white cabinetry, updated appliances including fridge with ice maker, sleek backsplash tile and rechargeable under cabinet lighting, and ample counter space for everyday cooking and entertaining. Upstairs, you'll find three generously sized bedrooms and a stylish full bathroom, all updated with modern finishes. Downstairs, the fully developed basement adds incredible flexibility with a large fourth bedroom—perfect as a private primary suite—plus a second full bathroom and laundry area with extra storage. Enjoy outdoor living in your own fenced backyard, complete with a storage shed and plenty of space for kids to play or to relax and unwind outdoors. There's also a covered front patio ideal for morning coffee or evening chats. Ideally located next to school, and



close to parks, shopping, and public transit and easy access to McKnight and Stoney Trail. This move-in-ready townhome offers the space you need, the style you want, and a peaceful community youâ€™ll loveâ€™ at a price point thatâ€™s hard to beat.

Built in 1980

**Essential Information**

MLS® #	A2231293
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	902, 380 Falconridge Crescent Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1H4

**Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Ceiling Fan(s), Storage
-------------------	-------------------------

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 16th, 2025
Days on Market	6
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.