

# \$399,900 - 1276 Falconridge Drive Ne, Calgary

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MLS® #A2221297

## \$399,900

2 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

This is a Judicial Civil Enforcement Sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not been granted access to the interior of the property or the lands and as a result the information stated was gathered through city tax records and visual exterior inspection.



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221297    |
| Price          | \$399,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 861         |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1276 Falconridge Drive Ne |
| Subdivision | Falconridge               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |

|             |         |
|-------------|---------|
| Postal Code | T3J 1H9 |
|-------------|---------|

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | R-CG           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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