

# \$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

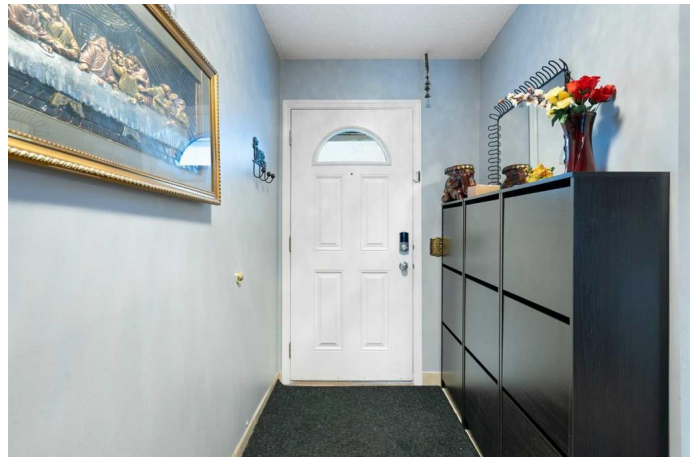
Falconridge, Calgary, Alberta

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 139

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX Complete Realty

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