

# \$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
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### 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	6
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Solutions
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