

# \$549,900 - 371 Falton Drive Ne, Calgary

MLS® #A2197013

## \$549,900

4 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.07 Acres

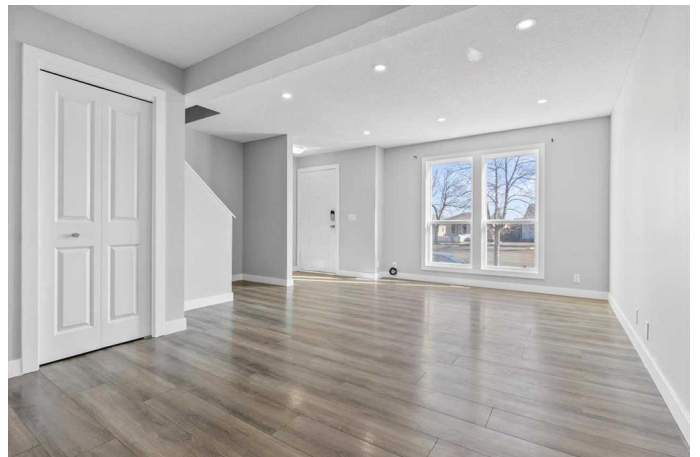
Falconridge, Calgary, Alberta

BEAUTIFUL HOME IN FALCONRIDGE! This home comes with loads of upgrades & renovations done in 2018 including Roof, Hot water tank, furnace, windows, Flooring & carpets in 2025. Main floor features a very nice living room, Dining area, a fresh looking new kitchen and a powder room. Upper floor has 3 good sized bedrooms & 4 piece bath. Basement is fully developed with a bedroom, full bath, laundry room & recreation room which is perfect for guests & entertainment. The large lot boasts potential to build a detached double garage with possibility of a legal secondary suite (needs city approval). DON'T MISS THIS ONE!

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197013    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,130       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 371 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2X4              |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Parking Pad, Rear Drive, Unpaved |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Vinyl Siding                                       |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 67                  |
| Zoning         | R-CG                |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX Excellence |
|----------------|-------------------|

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