

# \$519,900 - 316 Falton Drive Ne, Calgary

MLS® #A2243665

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY AUGUST 10 1-3PM\*\*** This beautifully updated 2-storey home offers style, comfort, and functionality. Step inside to a fully renovated interior featuring new flooring, an upgraded kitchen, and fresh carpet throughout. Upstairs, youâ€™ll find 3 spacious bedrooms and 2 full bathrooms. The illegal basement suite includes 1 bedroom, 1 full bathroom, living room and a separate entrance â€“ perfect for extended family or extra income potential. Enjoy the outdoors with a private backyard and deck, ideal for entertaining or relaxing. Located in a family-friendly area close to parks, schools, and shopping. Move-in ready and waiting for its next owner!

Built in 1984

## Essential Information

MLS® #	A2243665
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.06
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
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## Community Information

Address	316 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X1

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 26th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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