

# \$509,000 - 355 Falton Drive Ne, Calgary

MLS® #A2197287

**\$509,000**

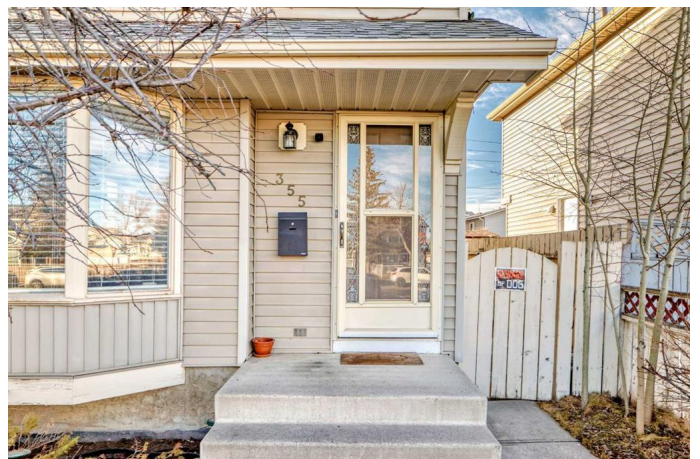
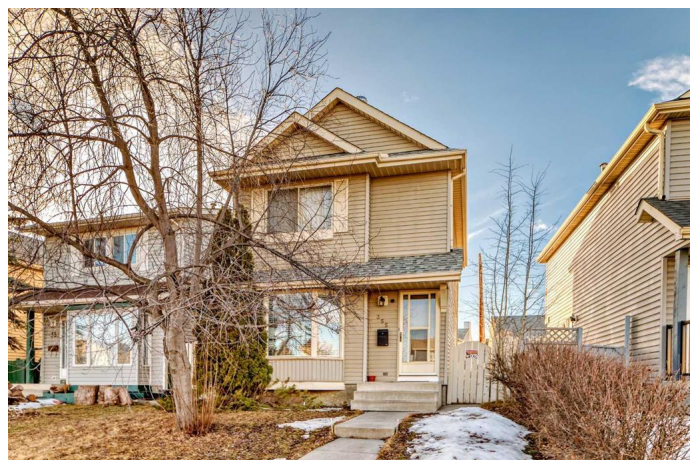
3 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Welcome to this beautifully landscaped 2-storey home in the desirable Falconridge community, lovingly owned by the same family since 2013. This cozy and inviting property boasts 3 spacious bedrooms, 1.5 baths, and a bright, open living and dining area highlighted by large bay windows that flood the space with natural light.

The functional kitchen offers plenty of room for meal preparation and includes space for a dining table. A rear entrance leads to a beautifully finished backyard with poured concrete, creating the perfect setting for summer BBQs and entertaining friends and family.

Upstairs, youâ€™ll find three generously-sized bedrooms, all with ample closet space, and a well-appointed 4-piece bathroom. The finished basement includes a large flex room, ideal for movie nights or additional entertainment space. Additionally, a fourth bedroom is conveniently located next to the mechanical room, which houses the washer and dryer. For car enthusiasts or those in need of extra storage, the double detached garage provides plenty of room for two vehicles, along with space for bikes, tools, or additional storage. The home is situated in a family-friendly neighborhood with multiple schools and an abundance of shopping and amenities nearby. With easy access to transit and bus routes connecting to neighboring C-Train stations, this location is ideal for convenience and accessibility.



Don't miss the opportunity to make this home your own – it's the perfect blend of comfort, functionality, and community!

Built in 1982

### Essential Information

MLS® #	A2197287
Price	\$509,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	355 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j2x2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Aluminum Siding, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	45
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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