# \$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!



## **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 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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