

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

MLS® #A2197013

## \$549,900

4 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.07 Acres

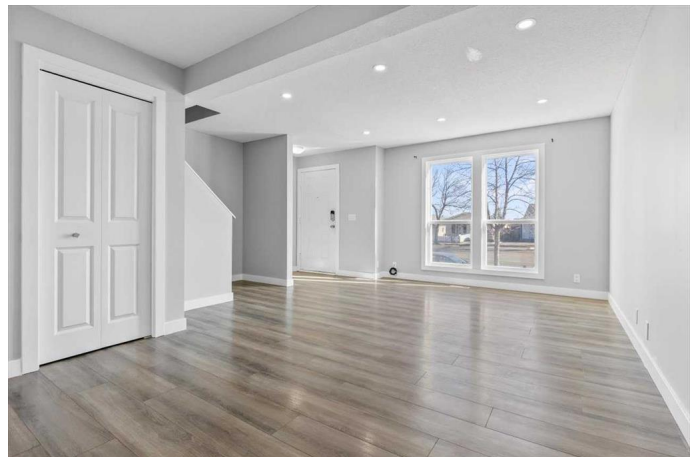
Falconridge, Calgary, Alberta

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
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## 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, Refrigerator, Microwave Hood Fan, 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	71
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Excellence
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