

# \$465,000 - 231 Falton Drive Ne, Calgary

MLS® #A2253141

**\$465,000**

5 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Welcome to 231 Falton Drive NE – the perfect opportunity for investors, renovators, or first-time buyers looking to build equity. This home offers a functional main floor with 3 bedrooms, a 4-piece bathroom, a bright living room, and a spacious kitchen with an eat-in dining area. The basement features an illegal suite, complete with 2 bedrooms, a living room, kitchen, and another full 4-piece bathroom – ideal for extended family or rental potential. Major updates have already been taken care of, including a newer furnace, windows, roof, and fencing. Situated on a 39' x 105' east-facing lot, this property backs directly onto a school and park, making it a highly desirable location. Outside, you'll love the oversized 23' x 23' detached garage, providing plenty of room for vehicles, storage, or a workshop. With loads of potential and priced to sell, this is a fantastic chance to add value and make it your own. Don't miss out – this home won't last!

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253141  |
| Price      | \$465,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,042       |
| Acres          | 0.11        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 231 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2W8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full, Suite                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | R-CG |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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