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

MLS® #A2197013

#### \$549,900

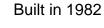
4 Bedroom, 3.00 Bathroom, 1,130 sqft Residential on 0.07 Acres

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
Square Footage Acres	1,130 0.07
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Acres	0.07
Acres Year Built	0.07 1982



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	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	64
Zoning	R-CG

## **Listing Details**

Listing Office RE/MAX Excellence

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