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

MLS® #A2197013

#### \$549,900

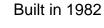
4 Bedroom, 3.00 Bathroom, 1,130 sqft Residential on 0.07 Acres

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
	,
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	38
Zoning	R-CG

## **Listing Details**

Listing Office RE/MAX Excellence

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.