

# \$499,000 - 355 Falton Drive Ne, Calgary

MLS® #A2212747

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

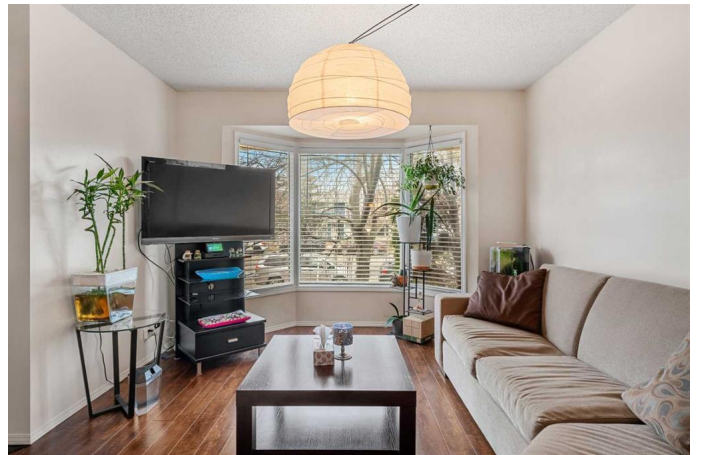
Discover the charm of Falconridge with this well-maintained two-story home, offering comfort, space, and convenience in one inviting package. Nestled in a vibrant, family-friendly neighborhood, this residence features three generously sized bedrooms, 1.5 bathrooms, and a bright, open-concept living and dining area enhanced by large bay windows, filling the space with warm, natural light.

The spacious kitchen is thoughtfully designed with ample room for meal prep, complemented by a cozy dining area. Step outside through the rear entrance and find a beautifully finished backyard with poured concrete, perfect for hosting summer BBQs and gatherings.

Upstairs, the three bedrooms provide ample closet space, while the 4-piece bathroom ensures convenience for the whole family. The finished basement adds even more versatility, featuring a large flex room—ideal for movie nights or an extra entertainment space—alongside a fourth bedroom and easy access to the laundry area.

For those who appreciate extra space, the double detached garage offers ample room for two vehicles, plus additional storage for bikes, tools, and seasonal gear.

Convenience is at the heart of this home's



location, with schools, shopping, and essential amenities just a short distance away. Whether heading to work or exploring the city, nearby bus routes and C-Train connections make commuting effortless.

Blending comfort, practicality, and accessibility, this home is ready for new memories to be made. Don't miss your chance to call it yours!

Built in 1982

### Essential Information

MLS® #	A2212747
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,065
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	355 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

# of Garages 2

### **Interior**

Interior Features No Smoking Home, See Remarks

Appliances Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, See Remarks, Beach

Roof Asphalt Shingle

Construction Concrete, See Remarks, Wood Frame, Aluminum Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 5

Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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