

# \$519,900 - 316 Falton Drive Ne, Calgary

MLS® #A2243665

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

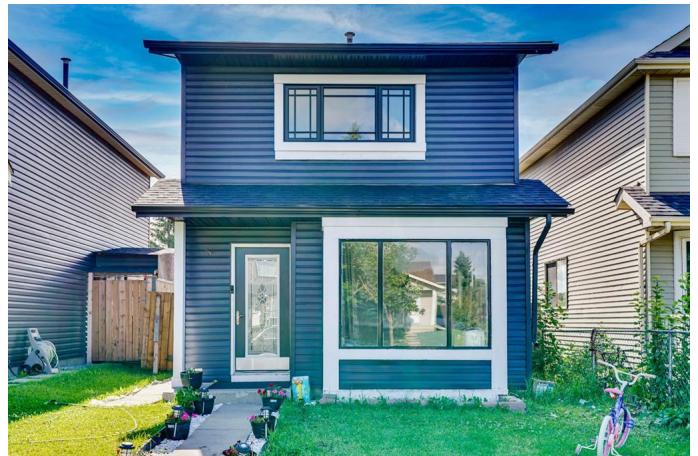
This beautifully updated 2-storey home offers style, comfort, and functionality. Step inside to a fully renovated interior featuring new flooring, an upgraded kitchen, and fresh carpet throughout. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms. The illegal basement suite includes 1 bedroom, 1 full bathroom, living room and a separate entrance – perfect for extended family or extra income potential. Enjoy the outdoors with a private backyard and deck, ideal for entertaining or relaxing. Located in a family-friendly area close to parks, schools, and shopping. Move-in ready and waiting for its next owner!

Built in 1984

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243665    |
| Price          | \$519,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,180       |
| Acres          | 0.06        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 316 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2X1             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks, Vinyl Windows                                |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Exterior Entry, Full, Suite                                                |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 12              |
| Zoning         | R-CG            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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