# \$469,786 - 268 Falton Drive Ne, Calgary

MLS® #A2258691

## \$469,786

3 Bedroom, 2.00 Bathroom, 1,205 sqft Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Very well maintained home - Ready to move into!!!!. Welcome to this recently renovated, well maintained home in Falconridge - One of Calgary's well established communities that families have been enjoying for many years. It offers excellent friendly spaces and amenities. This fully finished charming and clean home offers 3 bedrooms, 1 full and 1 2- piece bathroom and a side entrance too. Recent upgrades include new paint, new LVP and carpet flooring, new window blinds, new hot water tank, Roof is 3 years old. A Large lot with back lane and enough space to build a garage. T he foyer welcomes you into the main floor with beautiful new LVP flooring, A large living room with a large window, large dining room for your family size dinners, Very functional kitchen with a a breakfast nook, lots of cabinets and also a 2 piece bathroom. the upper floor - A large primary bedroom, two more bedrooms and a 4 piece bathroom. Both the bathrooms have granite counters. The lower level is fully finished with a very large Rec/Family room, Laundry and lots of storage space. You will really appreciate the very big Fenced backyard. Close to Parks, Schools, Major Shopping, Bus routes, many amenities and Major routes. 1 minute to Grant MacEwan Elementary school, 1 minute to Terry fox Junior High, 6 minutes to Nelson Mandela high school. This home has a lot to offer that you will enjoy in your new Home.







### **Essential Information**

MLS® # A2258691 Price \$469.786

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,205 Acres 0.07 Year Built 1982

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 268 Falton Drive Ne

Subdivision Falconridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 2W6

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Granite Counters, Laminate Counters, No Animal Home, No Smoking

Home, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 23rd, 2025

Days on Market 42

Zoning R-CG

# **Listing Details**

Listing Office URBAN-REALTY.ca

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