

371 Falton Drive NE
Calgary, Alberta

MLS # A2197013



\$549,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,130 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

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!