

# \$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!

Built in 1982

## Essential Information

MLS® #	A2197013
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,130
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey



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 40  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Excellence

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