

\$524,900 - 260 Falton Drive Ne, Calgary

MLS® #A2134133

\$524,900

3 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.07 Acres

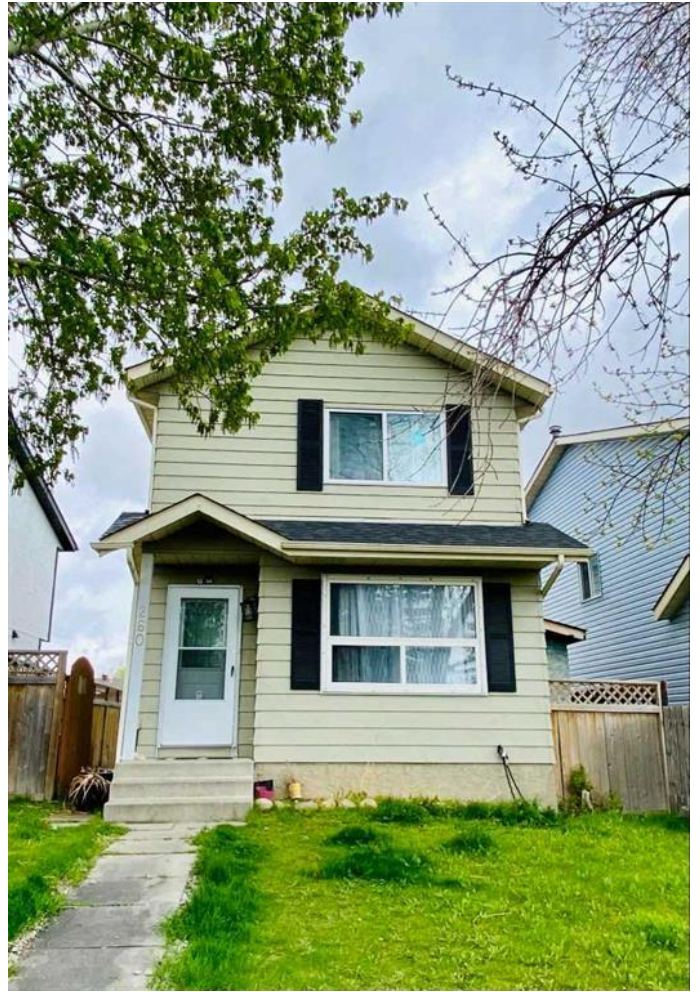
Falconridge, Calgary, Alberta

Incredible value in this Falconridge! With plenty of recent upgrades worth \$30,000! Welcome to this family home with over 1650 sq ft of fully finished living space that includes roughly 500 sq ft of lower development. Immaculate and ready to move in!

Main floor greets you with an open floor plan with huge windows allowing natural light to shine through. Kitchen is very spacious with a large eating area that can house a dining table as well as a centre island. Recently upgraded granite countertop all throughout plus stainless steel appliances. Retreat to the spacious master suite with a large closet plus two generously sized bedrooms upstairs. Fully developed basement boasts a large family room, 4 piece bath and laundry/storage area.

Enjoy warm summer nights with family and friends on the patio, overlooking the lush green space. Oversized Single Detached garage included to store all your toys and gadgets. Cement pad on the side for additional parking or RV.

Located just minutes from endless retail, restaurants, movie theatre, Co-Op, Genesis Centre for swimming, YMCA, public library, Safeway, banks, Saddletown LRT, public transit and schools of all levels. This home offers the perfect blend of convenience and peaceful living.



***Recent upgrades in the last 12 months:
Roof, Windows, Flooring, Countertops and all
appliances plus Water Tank***

Call today!

Built in 1982

Essential Information

MLS® #	A2134133
Price	\$524,900
Sold Price	\$533,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

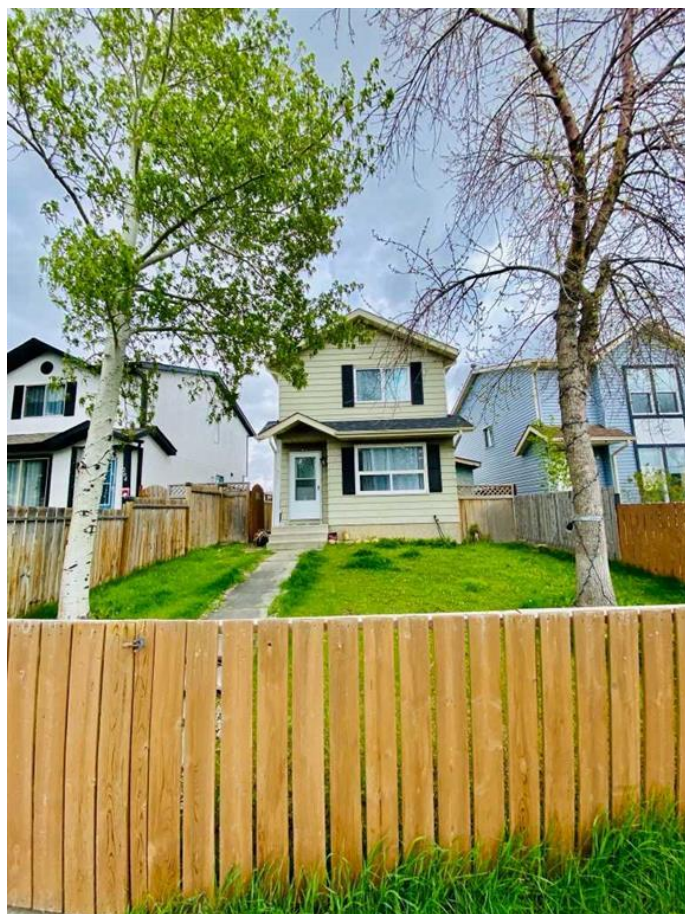
Address	260 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2W6

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer,



	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 2nd, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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