

\$539,900 - 104 Falton Close Ne, Calgary

MLS® #A2136301

\$539,900

3 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.15 Acres

Falconridge, Calgary, Alberta

This is the one you've been waiting for! This NEWLY RENOVATED bi-level home in NE Calgary is the epitome of modern comfort and style. With 3 bedrooms, 2 bathrooms, and 1,651 sq ft of thoughtfully designed living space, this home has been upgraded to exacting standards both inside and out, ensuring a LUXURIOUS living experience. Everything has been updated, including new windows and doors, shingles, vinyl siding, deck and fence, high efficiency furnace, on-demand hot water heater, and plumbing supply and drain lines. Upstairs, the OPEN-CONCEPT living area is bathed in natural light, creating a warm and inviting atmosphere. The modern kitchen boasts premium stainless appliances, ample counter space, and beautiful cabinetry, making it a chef's delight. The main floor is completed with a large primary suite, second bedroom and luxury bathroom. The BRAND-NEW BASEMENT DEVELOPMENT features a large living area, bedroom, luxury bathroom and laundry, and could be converted to a legal suite with appropriate approvals and permits. The MASSIVE 6,630 SF lot is a true oasis. The meticulously landscaped yard features a spacious deck, vibrant gardens, a cozy firepit, and a large lawn, providing the perfect setting for gatherings and play. Investors and business owners will love the potential to BUILD A SHOP for your business or a BACKYARD SUITE to earn rental income (with appropriate City permits).



Located in Falconridge, a prime NE Calgary neighborhood, this home is close to excellent schools, convenient transit options, shopping, parks and recreation facilities. Whether youâ€™re hosting a dinner party, enjoying a quiet evening by the firepit, or exploring the vibrant community, this home offers something for everyone.

Built in 1981

Essential Information

MLS® #	A2136301
Price	\$539,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	104 Falton Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1X2

Amenities

Parking Spaces	2
Parking	Gated, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Garden, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 29th, 2024
Days on Market	31
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.