

\$499,900 - 308 Falton Drive Ne, Calgary

MLS® #A2138853

\$499,900

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

This delightful 3-bedroom, 1.5-bathroom family home is situated in the vibrant and friendly neighborhood of Falconridge, known for its community spirit and excellent amenities.

Upon entering, you'll be greeted by a bright and airy living room, perfect for family gatherings and entertaining guests. The large windows allow for an abundance of natural light, creating a warm and inviting atmosphere.

The well-appointed kitchen features ample cabinetry, newer, modern appliances, and a convenient breakfast nook. It's designed for both functionality and style, making meal preparation a joy.

This home offers 3 generously-sized bedrooms, providing plenty of space for a growing family. Each bedroom is designed with comfort in mind, featuring large closets and ample natural light.

The fully finished basement with exterior side entrance, provides additional living space, ideal for a recreation room, home office, or guest suite. It adds significant versatility to the home, accommodating all your needs. The exterior siding and roof was replaced in 2020.

The yard offers ample space for children to play and gardening enthusiasts to create their own oasis.

This home is just minutes away from Grant MacEwan School and Terry Fox School, parks, shopping centers, and public transit. The community is known for its excellent schools and family-friendly amenities, making it an ideal place to call home.



Built in 1982

Essential Information

MLS® #	A2138853
Price	\$499,900
Sold Price	\$492,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	308 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X1

Amenities

Parking	None
---------	------

Interior

Interior Features	Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 25th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.