

\$525,000 - 131 Falton Way Ne, Calgary

MLS® #A2140318

\$525,000

3 Bedroom, 2.00 Bathroom, 855 sqft

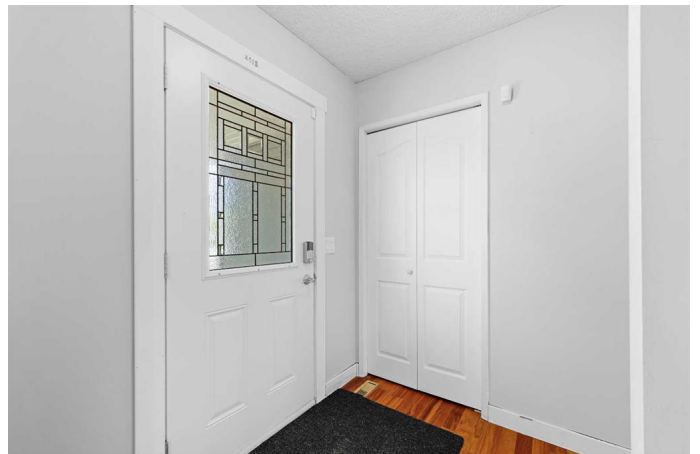
Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Open house: Saturday June, 15, 2024 1-5PM, Sunday June, 16, 2024 1-5PM. Welcome to the diverse community of Falconridge in Calgary, where convenience and comfort meet. Falconridge is a thriving neighborhood offering a variety of local shops, easy access to public transit, and several reputable schools such as Falconridge Elementary School and Terry Fox Junior High School. The area is well-connected with multiple bus routes and nearby LRT stations, making commuting a breeze. This community also caters to diverse cultural needs, with places of worship for Christians, Hindus, Muslims, and Sikhs, along with numerous ethnic stores just a quick drive away.

Nestled on a quiet street, 131 Falton Way is a charming 3-bedroom, 2-bathroom bungalow that offers both privacy and accessibility. With lane way access and ample parking, including an oversized double garage and an extra parking pad, you'll never have to worry about finding a spot for your vehicles. This serene street is perfect for families and first-time homebuyers looking for a peaceful retreat.

Step inside this cozy bungalow to find a welcoming living space featuring a beautiful bay window that floods the room with natural light. The main floor boasts two spacious bedrooms and a full bathroom. The modern kitchen, updated over the past three years, features contemporary finishes and appliances, making it a delightful space for



cooking and entertaining. The home’s exterior has been thoughtfully updated with new siding, roof, windows, and eavestroughs, enhancing its curb appeal and durability. The property is fully fenced, making it perfect for children or fur babies to play safely. The finished basement offers additional living space with a third bedroom and another full bathroom, providing flexibility for guests or family members. Whether you need extra space for a home office, playroom, or guest suite, this basement has the potential to meet your needs. The oversized double garage, measuring 23.41x20.75 feet, also features new siding and a roof, ensuring that it’s as well-maintained as the house itself. Whether you need space for vehicles, storage, or a workshop, this garage has you covered. This home is a dream for first-time buyers looking for a move-in ready property in a friendly and convenient neighborhood. Opportunities like this don’t come around often, so don’t miss your chance to own a beautiful home in Falconridge. Schedule your viewing today and take the first step towards making 131 Falton Way your new address.

Built in 1980

Essential Information

MLS® #	A2140318
Price	\$525,000
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.10
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	131 Falton Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1J5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, On Street, Unpaved

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 25th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

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