

\$499,990 - 72 Falton Close Ne, Calgary

MLS® #A2143000

\$499,990

3 Bedroom, 2.00 Bathroom, 808 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Welcome to 72 Falton Close NE, a charming and well-maintained family home nestled in the heart of Falconridge. This beautiful property offers the perfect blend of comfort, convenience, and modern living. Ideal for families, this residence boasts numerous features that make it stand out. With a basement illegle suite this home is perfect for a first time homebuyer or investors. Newly renovated.

Key Features:

Location:

Situated in a friendly, quiet neighborhood. Close proximity to two schools, nearby parks, shopping centers, and public transit. Easy access to major roadways for convenient commuting.

Exterior:

Stunning curb appeal with a well-manicured front lawn and garden.

Large backyard with beautiful park

Spacious, fenced backyard perfect for family gatherings and outdoor activities.

Interior:

Bright and inviting living spaces with plenty of natural light.

Comfortable living room ideal for relaxation and entertaining.

Elegant dining area perfect for family meals and special occasions.



Bedrooms and Bathrooms:

Generous bedrooms with ample closet space

Additional well-sized bedrooms perfect for family members or guests

Modern, well-appointed bathrooms featuring contemporary fixtures and finishes

Basement:

Fully finished illgle basement suite.

Don't miss the opportunity to make this house your new home. Schedule a viewing today and experience all that this wonderful property has to offer!

Built in 1981

Essential Information

MLS® # A2143000

Price \$499,990

Sold Price \$540,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 808

Acres 0.10

Year Built 1981

Type Residential

Sub-Type Detached

Style Bi-Level

Status Sold

Community Information

Address 72 Falton Close Ne

Subdivision Falconridge

City Calgary

County Calgary

Province Alberta

Postal Code T3J 1X2

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 2nd, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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