

\$419,880 - 172 Falton Way Ne, Calgary

MLS® #A2148185

\$419,880

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

****Back on Market due to Financing**** Attention Investors or First Time Home Buyers! With over 1600 sqft of living space and backing onto a playground, this 3 bedroom, 1.5 bathroom property in Falconridge is perfect for a fix and flip, BRRR (Buy, Renovate, Rent, Refinance) strategy or short-term rental. The roof is only 2-3 years old, giving you a head start on renovations. Located in the desirable Falconridge community, this property is close to schools, shopping, and amenities. Don't miss out on this opportunity to add to your investment portfolio! Falconridge is a mature northeast Calgary community known for its affordable housing and convenient location. It's a family-friendly community with plenty of green space, parks, and schools. Falconridge also has a good selection of shops and amenities close by. With easy access to major roadways, getting around the city is a breeze. Overall, Falconridge is a great place to live or invest in Calgary.

Built in 1980

Essential Information

MLS® #	A2148185
Price	\$419,880
Sold Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,225
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	172 Falton Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1K5

Amenities

Parking Spaces	2
Parking	Off Street, Stall

Interior

Interior Features	Wet Bar
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
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Date Sold	August 14th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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