

\$489,990 - 308 Falton Drive Ne, Calgary

MLS® #A2154919

\$489,990

3 Bedroom, 2.00 Bathroom, 1,172 sqft
Residential on 0.01 Acres

Falconridge, Calgary, Alberta

This charming 3-bedroom, 1.5-bathroom family home is nestled in the lively Falconridge neighborhood, celebrated for its strong community vibe and superb amenities. Upon stepping inside, you'll be welcomed by a luminous living room that's perfect for hosting family gatherings and entertaining friends. The large windows flood the space with natural light, fostering a cozy and inviting ambiance throughout.

The kitchen is a highlight, boasting ample cabinetry, modern appliances, and a convenient breakfast nook. It's designed not only for practicality but also for style, ensuring that meal preparation becomes a delightful experience.

The home features three generously-sized bedrooms, each crafted with comfort in mind, complete with spacious closets and abundant natural light. These rooms provide ample space for a growing family to thrive.

A fully finished basement offers additional living space, making it ideal for a recreation room, home office, or even a guest suite. This versatility ensures that the home can adapt to your evolving needs over time. House has SIDE ENTRANCE, which opens more possibilities for your creative ideas.

The exterior siding and roof were both replaced in 2020, offering peace of mind and



enhancing the home's curb appeal. Outside, the yard provides plenty of room for children to play and for gardening enthusiasts to cultivate their own private retreat.

Located mere minutes from Grant MacEwan School and Terry Fox School, as well as parks, shopping centers, and public transit, this home is ideally situated. Falconridge is renowned for its outstanding schools and family-friendly amenities, making it a truly wonderful place to establish roots and call home.

Built in 1982

Essential Information

MLS® #	A2154919
Price	\$489,990
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.01
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	T3J2X1

Amenities

Parking	None
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Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	September 25th, 2024
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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