

356 Falton Drive NE
Calgary, Alberta

MLS # A2165943



\$549,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,068 sq.ft.	Age:	1982 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Additional furniture and fixtures are available for purchase, and the sellers are open to including them with the property.

Welcome to 356 Falton Drive—a thoughtfully updated home with modern finishes and meticulous attention to detail. This move-in-ready property features newer appliances, windows, siding, and roof, along with a standout front driveway and fresh finishes that make it a true head-turner. Nestled in a vibrant community, it's just minutes from schools, shopping, and the LRT station. The home is bathed in natural sunlight year-round through its large windows, creating a warm and welcoming atmosphere. Enjoy the front and back patios—ideal spots for your morning coffee or evening barbecues with family. It has been RC2 zoned, offering the perfect opportunity to build a suite in the back, adding even more value. A secondary suite would be subject to approval and permitting by the city/municipality. With a new hot water tank and windows, this home feels like new and is perfect for first-time buyers or those looking to move up. Opportunities like this are rare—schedule your showing before it's gone!