

**267 Falton Drive NE**  
**Calgary, Alberta**

**MLS # A2207921**



**\$500,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Welcome to 267 Falton Dr NE, a lovingly cared-for home in the heart of Falconridge, offering a clean slate for your personal touch. Built in 1982, this three-bedroom property has been meticulously maintained with no pets or smoking, though it awaits modern updates to unlock its full potential. Featuring durable hail-resistant siding, it's built to withstand Calgary's weather, adding peace of mind. Perfectly positioned just minutes from Calgary International Airport, nearby shopping, the NESS Sportsplex, schools, and Stoney Trail for easy commuting, this home is ideal for buyers seeking a solid foundation in a convenient location. A double car detached garage makes winter mornings a breeze. Move-in ready with room to renovate—make it your own!