

# \$499,000 - 355 Falton Drive Ne, Calgary

MLS® #A2212747

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.06 Acres

Falconridge, Calgary, Alberta

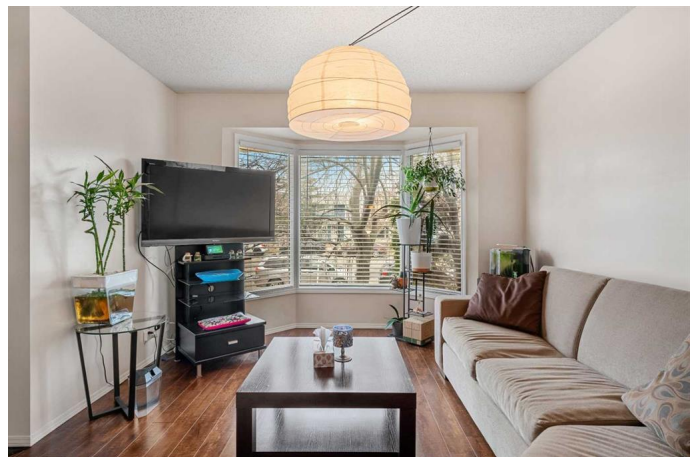
Discover the charm of Falconridge with this well-maintained two-story home, offering comfort, space, and convenience in one inviting package. Nestled in a vibrant, family-friendly neighborhood, this residence features three generously sized bedrooms, 1.5 bathrooms, and a bright, open-concept living and dining area enhanced by large bay windows, filling the space with warm, natural light.

The spacious kitchen is thoughtfully designed with ample room for meal prep, complemented by a cozy dining area. Step outside through the rear entrance and find a beautifully finished backyard with poured concrete, perfect for hosting summer BBQs and gatherings.

Upstairs, the three bedrooms provide ample closet space, while the 4-piece bathroom ensures convenience for the whole family. The finished basement adds even more versatility, featuring a large flex room—ideal for movie nights or an extra entertainment space—alongside a fourth bedroom and easy access to the laundry area.

For those who appreciate extra space, the double detached garage offers ample room for two vehicles, plus additional storage for bikes, tools, and seasonal gear.

Convenience is at the heart of this home's



location, with schools, shopping, and essential amenities just a short distance away. Whether heading to work or exploring the city, nearby bus routes and C-Train connections make commuting effortless.

Blending comfort, practicality, and accessibility, this home is ready for new memories to be made. Donâ€™t miss your chance to call it yours!

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212747    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,065       |
| Acres          | 0.06        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 355 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2X2             |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |

# of Garages            2

### **Interior**

Interior Features    No Smoking Home, See Remarks  
Appliances            Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator,  
                                 Washer, Window Coverings  
Heating                Forced Air, Natural Gas  
Cooling                None  
Has Basement        Yes  
Basement             Finished, Full

### **Exterior**

Exterior Features   Private Yard  
Lot Description      Back Yard, Landscaped, See Remarks, Beach  
Roof                    Asphalt Shingle  
Construction        Concrete, Wood Frame, Aluminum Siding, See Remarks  
Foundation          Poured Concrete

### **Additional Information**

Date Listed           April 17th, 2025  
Days on Market      13  
Zoning                R-CG

### **Listing Details**

Listing Office        eXp Realty

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