

# \$449,900 - 143 Falton Drive Ne, Calgary

MLS® #A2242592

**\$449,900**

5 Bedroom, 3.00 Bathroom, 990 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

Introducing this BEAUTIFULLY UPDATED bungalow-style semi-detached home in the heart of Falconridge. This exceptional property features a fully finished two-bedroom illegal basement suite. Upon arrival, you are greeted by a freshly painted interior and new laminate flooring throughout, enhancing the home's bright and inviting atmosphere. The main level offers a spacious family room, a well-appointed kitchen, three bedrooms, one 4-piece bathroom, and a 2-piece ensuite. The lower level features a sizable family room—ideal for relaxation—along with two comfortable bedrooms, a 4-piece bathroom, and a laundry room. This home is ideally located within walking distance to parks and several schools. Don't miss the opportunity to own this bungalow-style home with an income-generating basement. RECENT UPDATES include: newer paint, laminate flooring, newer roof, and new basement windows.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242592  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 990                    |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 143 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 1W7             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Suite                                       |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance                   |
| Lot Description   | Back Lane, Back Yard, Interior Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Other, Wood Frame        |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                  Royal LePage Blue Sky

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