

# \$469,786 - 268 Falton Drive Ne, Calgary

MLS® #A2258691

## \$469,786

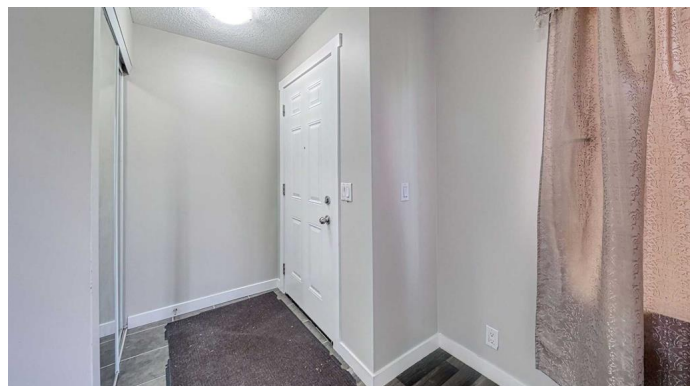
3 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Very well maintained home - Ready to move into!!!!. Welcome to this recently renovated, well maintained home in Falconridge - One of Calgary's well established communities that families have been enjoying for many years. It offers excellent friendly spaces and amenities. This fully finished charming and clean home offers 3 bedrooms, 1 full and 1 2-piece bathroom and a side entrance too. Recent upgrades include new paint, new LVP and carpet flooring, new window blinds, new hot water tank, Roof is 3 years old. A Large lot with back lane and enough space to build a garage. The foyer welcomes you into the main floor with beautiful new LVP flooring, A large living room with a large window, large dining room for your family size dinners, Very functional kitchen with a breakfast nook, lots of cabinets and also a 2 piece bathroom. On the upper floor - A large primary bedroom, two more bedrooms and a 4 piece bathroom. Both the bathrooms have granite counters. The lower level is fully finished with a very large Rec/Family room, Laundry and lots of storage space. You will really appreciate the very big Fenced backyard. Close to Parks, Schools, Major Shopping, Bus routes, many amenities and Major routes. 1 minute to Grant MacEwan Elementary school, 1 minute to Terry fox Junior High, 6 minutes to Nelson Mandela high school. This home has a lot to offer that you will enjoy in your new Home.

Built in 1982



## Essential Information

MLS® #	A2258691
Price	\$469,786
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	268 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2W6

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Lighting
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 23rd, 2025
Zoning	R-CG

**Listing Details**

Listing Office	URBAN-REALTY.ca
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