



## 228 Falton Drive Calgary Alberta

\$530,000

Prime Investment Opportunity in Falconridge! This exceptional 5-bedroom home (3 on the main level, 2 in the basement) is a must-see for investors and homeowners alike. Situated on a 3,495 sq. ft. lot with 1,085 sq. ft. of RMS living space, this detached property offers incredible rental potential. The fully developed basement (illegal Suite) features a separate entrance, making it ideal for a "live up, rent down" setup. Recent upgrades include new kitchen cabinets, modern lighting, fresh flooring, and updated blinds, ensuring a move-in-ready experience. Located in one of the most desirable rental areas, this home provides easy access to shopping, Stoney Trail, Calgary Airport, LRT, and schools. Whether you're looking for a high-yield rental or an affordable alternative to apartment living, this property checks all the boxes! Don't miss out—schedule your private showing today! (id:6769)

2pc Bathroom 5.83 Ft x 7.42 Ft

4pc Bathroom 5.83 Ft x .42 Ft

Bedroom 8.67 Ft x 8.00 Ft

Bedroom 8.67 Ft x 14.42 Ft

Kitchen 6.17 Ft x 11.42 Ft

Living room 6.17 Ft x 11.42 Ft

Other 5.75 Ft x 4.00 Ft

Storage 5.25 Ft x 15.50 Ft

Storage 3.42 Ft x 3.08 Ft

4pc Bathroom 5.25 Ft x 7.92 Ft

Bedroom 8.75 Ft x 10.92 Ft

Bedroom 10.08 Ft x 8.67 Ft

Dining room 10.67 Ft x 9.17 Ft

Dining room 12.17 Ft x 11.50 Ft

Foyer 3.83 Ft x 4.83 Ft

Kitchen 8.17 Ft x 10.33 Ft

Living room 12.58 Ft x 15.92 Ft

Primary Bedroom 10.08 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:  
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See

**Mirror**

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