



## 356 Falton Drive Calgary Alberta

\$549,900

Welcome to 356 Falton Drive--a thoughtfully updated home with modern finishes and meticulous attention to detail. This move-in-ready property features newer appliances, windows, siding, and roof, along with a standout front driveway and fresh finishes that make it a true head-turner. Nestled in a vibrant community, it's just minutes from schools, shopping, and the LRT station. The home is bathed in natural sunlight year-round through its large windows, creating a warm and welcoming atmosphere. Enjoy the front and back patios--ideal spots for your morning coffee or evening barbecues with family. It has been RC2 zoned, offering the perfect opportunity to build a suite in the back, adding even more value. A secondary suite would be subject to approval and permitting by the city/municipality. With a new hot water tank and windows, this home feels like new and is perfect for first-time buyers or those looking to move up. Opportunities like this are rare--schedule your showing before it's gone! (id:6769)

Primary Bedroom 13.33 Ft x 14.50 Ft

4pc Bathroom 7.83 Ft x 5.08 Ft

Bedroom 9.00 Ft x 9.08 Ft

Bedroom 7.83 Ft x 12.50 Ft

Bedroom 9.08 Ft x 10.83 Ft

Recreational, Games room 12.33 Ft x 12.08 Ft

Furnace 5.33 Ft x 4.17 Ft

3pc Bathroom 6.67 Ft x 6.00 Ft

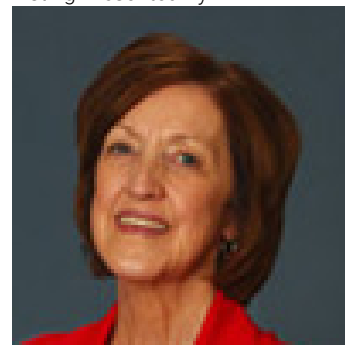
Living room 13.08 Ft x 13.50 Ft

Dining room 13.08 Ft x 7.50 Ft

Kitchen 11.08 Ft x 12.58 Ft

2pc Bathroom 5.67 Ft x 4.67 Ft

Listing Presented By:



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eXp Realty

<https://investingincalgary.ca/>



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