



231 Falton Drive Calgary Alberta

\$465,000

Welcome to 231 Falton Drive NE - the perfect opportunity for investors, renovators, or first-time buyers looking to build equity. This home offers a functional main floor with 3 bedrooms, a 4-piece bathroom, a bright living room, and a spacious kitchen with an eat-in dining area. The basement features an illegal suite, complete with 2 bedrooms, a living room, kitchen, and another full 4-piece bathroom - ideal for extended family or rental potential. Major updates have already been taken care of, including a newer furnace, windows, roof, and fencing. Situated on a 39' x 105' east-facing lot, this property backs directly onto a school and park, making it a highly desirable location. Outside, you'll love the oversized 23' x 23' detached garage, providing plenty of room for vehicles, storage, or a workshop. With loads of potential and priced to sell, this is a fantastic chance to add value and make it your own. Don't miss out - this home won't last! (id:6769)

Bedroom 10.75 Ft x 11.75 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Bedroom 10.58 Ft x 9.42 Ft

Kitchen 10.75 Ft x 14.08 Ft

Family room 10.75 Ft x 16.00 Ft

Living room 11.75 Ft x 16.50 Ft

Other 12.42 Ft x 14.67 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

Bedroom 9.42 Ft x 8.92 Ft

Primary Bedroom 12.75 Ft x 11.08 Ft

Bedroom 11.50 Ft x 10.42 Ft

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