



268 Falton Drive Calgary Alberta

\$519,900

Welcome to 268 Falton Drive NE - Renovated, Spacious & Move-In Ready with Suite Potential! This beautifully updated home in the heart of Falconridge offers exceptional value for families, first-time buyers, or investors looking for rental potential. Located on a quiet street in a well-established neighborhood, this fully renovated property is move-in ready and filled with thoughtful updates and features. Step inside to find a bright and spacious main floor with brand-new luxury vinyl plank flooring, fresh paint, and modern lighting. The large living room welcomes you with plenty of natural light and room for family gatherings or entertaining. The kitchen is both functional and inviting, with lots of cabinet and counter space for meal prep and storage. A convenient 2-piece bathroom on the main floor adds everyday practicality. Upstairs, you'll discover a generously sized primary bedroom with room for a king-sized bed and additional furniture. Two additional well-sized bedrooms are ideal for children, guests, or home office setups. The updated 4-piece bathroom on the upper floor is clean and bright, perfect for the whole family. The finished basement adds even more living space with a huge recreation room that can serve as a home theatre, playroom, gym, or even a future basement suite - thanks to the home's separate side entrance. This layout makes it incredibly easy to convert the lower level into a self-contained unit, ideal for multi-generational living or rental income. Recent renovations include: Newer luxury vinyl plank flooring, Fresh carpet on stairs and upper floor, Modern, neutral paint throughout, Updated lighting fixtures. Outside, you'll find a spacious yard with room for kids to play or potential for a future garage. Parking is convenient with a long front driveway and plenty of street parking available. Prime Location - Walkable Convenience at Your Doorstep! Enjoy the...

4pc Bathroom 4.92 Ft x 9.50 Ft

Bedroom 11.08 Ft x 9.50 Ft

Bedroom 9.50 Ft x 9.08 Ft

Primary Bedroom 12.83 Ft x 12.17 Ft

Recreational, Games room 15.00 Ft x 33.42 Ft

Furnace 8.08 Ft x 10.75 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

Dining room 12.58 Ft x 9.08 Ft

Other 12.75 Ft x 12.50 Ft

Living room 12.17 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker



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