



268 Falton Drive Calgary Alberta

\$469,786

***** OPEN HOUSE SAT NOV 8 2025 - 1 PM TO 4 PM ***** 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 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. (id:6769)

Primary Bedroom 12.83 Ft x 12.17 Ft

Bedroom 11.08 Ft x 9.58 Ft

Bedroom 9.42 Ft x 9.08 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Recreational, Games room 33.42 Ft x 15.00 Ft

Laundry room 10.67 Ft x 8.17 Ft

Foyer 4.92 Ft x 3.83 Ft

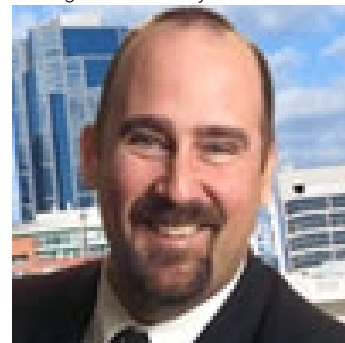
Living room 12.58 Ft x 12.17 Ft

Dining room 12.67 Ft x 9.00 Ft

Kitchen 12.83 Ft x 12.58 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

RE/MAX Realty Professionals

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