



## 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:



Originally Listed by:  
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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca