



THE
A-TEAM

**RE/MAX
FIRST**

356 FALTON Drive, Calgary T3J 2X3

MLS®#: **A2165943**

Area: **Falconridge**

Listing Date: **09/14/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,068**
Low Sqft:
Ttl Sqft: **1,068**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting**
Park Feat: **Gravel Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Purifier**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 13`6"
Kitchen	Main	11`1" x 12`7"
Bedroom - Primary	Second	13`4" x 14`6"
Bedroom	Second	9`0" x 9`1"
Bedroom	Basement	9`1" x 10`10"
Furnace/Utility Room	Basement	5`4" x 4`2"

Room	Level	Dimensions
Dining Room	Main	13`1" x 7`6"
2pc Ensuite bath	Main	5`8" x 4`8"
4pc Bathroom	Second	7`10" x 5`1"
Bedroom	Second	7`10" x 12`6"
Game Room	Basement	12`4" x 12`1"
3pc Bathroom	Basement	6`8" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111732

Zoning:
R-C2

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **Additional furniture and fixtures are available for purchase, and the sellers are open to including them with the property.
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









