

59 FALTON Way, Calgary T3J1J5

MLS®#: **A2181710** Area: **Falconridge** Listing Date: **12/01/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 17-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **4,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,224**
 Low Sqft:
 Ttl Sqft: **1,224**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Metal Frame,Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 3`1"	Dining Room	Main	8`0" x 10`10"
Kitchen	Main	10`6" x 8`10"	Living Room	Main	19`1" x 10`6"
3pc Ensuite bath	Second	7`1" x 4`4"	4pc Bathroom	Second	7`0" x 4`11"
Bedroom	Second	10`8" x 7`7"	Bedroom	Second	9`7" x 10`11"
Bedroom - Primary	Second	19`1" x 10`10"	4pc Bathroom	Basement	7`11" x 5`0"
Bedroom	Basement	9`9" x 9`9"	Kitchen	Basement	9`6" x 8`6"
Game Room	Basement	9`10" x 19`0"	Furnace/Utility Room	Basement	11`7" x 4`11"

Title:
Fee Simple
Legal Desc:

7911335

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully renovated two-story home in the highly sought-after Falconridge community of northeast Calgary. This meticulously updated property is a perfect blend of style, functionality, and investment potential. With a thoughtfully designed layout, modern finishes, and a fantastic location, this home is ideal for families, first-time buyers, or savvy investors. The main floor is spacious and inviting, featuring a huge living room with large windows that fill the space with natural light, creating a warm and welcoming atmosphere. The open layout continues into the dining room, which is perfect for family meals or hosting guests. The great-sized kitchen is a chef's dream, offering ample cabinetry, updated countertops, and plenty of workspace for culinary adventures. A convenient half bathroom on this level adds practicality and ease to daily living. Upstairs, you'll find three generously sized bedrooms and 2 modern bathrooms, providing comfort and privacy for the whole family. The primary offers a peaceful retreat with its ensuite bathroom, while the additional two bedrooms are perfect for children, guests, or a home office. The fully finished basement is a standout feature, boasting a separate side entrance that makes it easily rentable. It includes one bedroom, a recreation room, a second fully equipped kitchen, and a full bathroom. This self-contained basement is perfect for generating rental income, hosting extended family, or accommodating guests. Sitting on a 4,600-square-foot lot, this home offers incredible outdoor space. The big backyard is perfect for entertaining, gardening, or relaxing, while the large deck provides an ideal spot for summer barbecues or morning coffee. Located within walking distance of schools, parks, shopping centers, and other amenities, this home ensures convenience and accessibility for residents of all ages. The neighborhood is family-friendly and well-connected, making it an excellent place to call home. For first-time buyers, this property is a fantastic opportunity to live upstairs while renting out the basement to help offset mortgage costs. For investors, the separate entrance, dual living spaces, and prime location make it a highly desirable rental property with great income potential. With its modern updates, functional design, and unbeatable location, this Falconridge gem is truly one of a kind. Don't miss your chance to own this exceptional property. Schedule your private viewing today and experience the perfect combination of comfortable living and smart investing!**

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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











