



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6327 FALTON Road, Calgary T3J1J4**

MLS®#: **A2184220**

Area: **Falconridge**

Listing Date: **01/10/25**

List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Access:

Lot Feat: **Irregular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,124**  
Low Sqft:  
Ttl Sqft: **1,124**

DOM

**11**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 8`2"
Bedroom	Main	10`11" x 9`10"
Dining Room	Main	8`7" x 9`11"
Living Room	Main	14`10" x 14`3"
4pc Bathroom	Basement	5`5" x 7`5"
Bedroom	Basement	10`1" x 9`11"
Game Room	Basement	10`11" x 14`2"

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`7"
Bedroom	Main	10`11" x 8`7"
Kitchen	Main	12`0" x 10`8"
Bedroom - Primary	Main	14`1" x 14`8"
Bedroom	Basement	7`9" x 12`8"
Kitchen	Basement	8`8" x 14`3"
Furnace/Utility Room	Basement	17`9" x 14`2"

Walk-In Closet

Basement

3`8" x 3`10"

Walk-In Closet  
Legal/Tax/Financial

Basement

3`8" x 4`3"

Title:  
**Fee Simple**  
Legal Desc:

**7911335**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Stunning Fully Renovated Home with Legal Basement Suite - 6327 Falton Road NE, Calgary Step into a modern elegance and comfort world at 6327 Falton Road NE! This fully renovated home is a true masterpiece, meticulously designed with high-end finishes, and offers the perfect blend of style, convenience, and income potential. Exquisite Renovation: Every inch of this home has been thoughtfully updated with brand-new flooring, fresh paint, and luxurious finishes. It's a modern space that feels both sophisticated and welcoming. Legal Basement Suite: This home comes with a fully finished, legal basement suite, featuring its own private entrance, a sleek kitchen, spacious living area, and comfortable bedroom(s) — ideal for generating rental income or hosting guests in total privacy. Open and Airy Layout: High ceilings and large windows create a bright and inviting atmosphere, making this home feel open, airy, and filled with natural light. Both the main floor and basement boast beautifully updated kitchens with quartz countertops, stainless steel appliances, and ample cabinetry. Whether you're hosting a dinner party or enjoying a quiet meal, these kitchens are a chef's dream. Luxurious Bedrooms & Baths: Spacious bedrooms with plenty of closet space, and stunning bathrooms equipped with modern fixtures. Nestled in the highly sought-after community of Falconridge, this home is perfectly situated with quick access to schools, parks, shopping, public transit, and major roadways, making it ideal for busy professionals and families alike. Whether you're looking for a place to call home with extra income potential or an investment opportunity, 6327 Falton Road NE delivers exceptional value. The legal basement suite adds a unique touch, offering the flexibility of additional rental income or extra space for family. With its impeccable finishes and prime location, this home is truly one-of-a-kind. Don't miss the chance to make this stunning property yours! Call today to book your private viewing and experience all that this home has to offer.**

Inclusions: **Additional Stove, refrigerator and microwave in the basement.**  
Property Listed By: **First Place Realty**

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















