



THE
A-TEAM

**RE/MAX
FIRST**

371 FALTON Drive, Calgary T3J2X4

MLS®#: **A2197013**

Area: **Falconridge**

Listing Date: **02/25/25**

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: **3,153 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,130**
Low Sqft:
Ttl Sqft: **1,130**

DOM

-0

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,See Remarks**
Park Feat: **Parking Pad,Rear Drive,Unpaved**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`0" x 12`7"	Bedroom	Second	10`0" x 7`9"
Bedroom	Second	9`0" x 8`10"	Bedroom	Basement	13`5" x 8`7"
2pc Bathroom	Main		4pc Bathroom	Second	
4pc Bathroom	Basement		Living Room	Main	10`11" x 10`9"
Dining Room	Main	10`11" x 10`8"	Kitchen	Main	11`1" x 10`8"
Family Room	Basement	15`6" x 11`1"	Laundry	Basement	4`9" x 3`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8111732**
 Zoning: **R-CG**

Remarks

Pub Rmks: **BEAUTIFUL HOME IN FALCONRIDGE! This home comes with loads of upgrades & renovations done in 2018 including Roof, Hot water tank, furnace, windows, Flooring & carpets in 2025. Main floor features a very nice living room, Dining area, a fresh looking new kitchen and a powder room. Upper floor has 3 good sized bedrooms & 4 piece bath. Basement is fully developed with a bedroom, full bath, laundry room & recreation room which is perfect for guests & entertainment. The large lot boasts potential to build a detached double garage with possibility of a legal secondary suite (needs city approval). DON'T MISS THIS ONE!**

Inclusions: **None**
 Property Listed By: **RE/MAX Excellence**

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







