



THE
A-TEAM

**RE/MAX
FIRST**

355 FALTON Drive, Calgary t3j2x2

MLS®#: **A2197287**

Area: **Falconridge**

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

List Price: **\$519,800**

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: **2,669 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,136**

Low Sqft:

Ttl Sqft: **1,136**

DOM

1

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

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

Construction: **Aluminum Siding ,Concrete,See Remarks,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	19`0" x 13`3"
Bedroom	Second	9`0" x 8`11"
Flex Space	Basement	18`6" x 12`5"
4pc Bathroom	Second	4`11" x 7`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`11" x 15`1"
Bedroom	Second	7`9" x 9`11"
Eat in Kitchen	Main	12`7" x 11`1"
2pc Bathroom	Main	4`6" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

81117322

Remarks

Pub Rmks:

Welcome to this beautifully landscaped 2-storey home in the desirable Falconridge community, lovingly owned by the same family since 2013. This cozy and inviting property boasts 3 spacious bedrooms, 1.5 baths, and a bright, open living and dining area highlighted by large bay windows that flood the space with natural light. The functional kitchen offers plenty of room for meal preparation and includes space for a dining table. A rear entrance leads to a beautifully finished backyard with poured concrete, creating the perfect setting for summer BBQs and entertaining friends and family. Upstairs, you'll find three generously-sized bedrooms, all with ample closet space, and a well-appointed 4-piece bathroom. The finished basement includes a large flex room, ideal for movie nights or additional entertainment space. Additionally, a fourth bedroom is conveniently located next to the mechanical room, which houses the washer and dryer. For car enthusiasts or those in need of extra storage, the double detached garage provides plenty of room for two vehicles, along with space for bikes, tools, or additional storage. The home is situated in a family-friendly neighborhood with multiple schools and an abundance of shopping and amenities nearby. With easy access to transit and bus routes connecting to neighboring C-Train stations, this location is ideal for convenience and accessibility. Don't miss the opportunity to make this home your own - it's the perfect blend of comfort, functionality, and community!

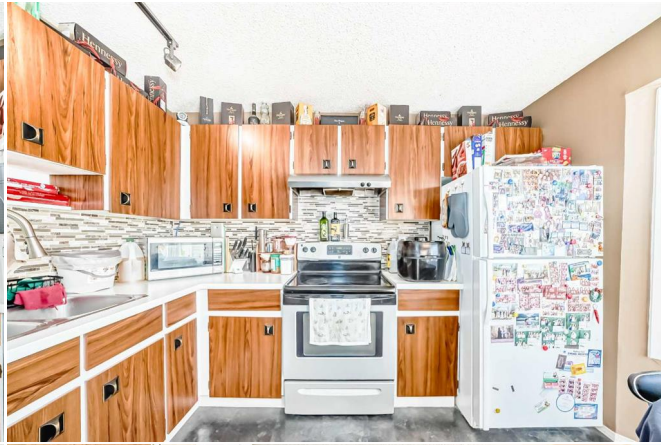
Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













ListSimple 355 Falton Dr NE, Calgary - MAIN



Room	Dimensions
Living/Dining	10'11" x 12'0"
Bedroom	8'0" x 12'0"
Bath in Kitchen	5'0" x 5'11"
Bath 2P	5'0" x 5'0"
Bedroom 2P	6'0" x 11'7"

Client: Jin Lee February 24, 2025 Job #: 640717

ListSimple 355 Falton Dr NE, Calgary - UPPER 1



Room	Dimensions
Bedroom	12'0" x 11'0"
Bedroom 2P	11'0" x 11'0"
Bathroom	10'0" x 11'0"
Bedroom	12'0" x 11'0"

Client: Jin Lee February 24, 2025 Job #: 640717

ListSimple 355 Falton Dr NE, Calgary - BASEMENT



Room	Dimensions
Bedroom	10'0" x 11'0"
Mechanical Laundry Unfinished	10'0" x 10'0"
Flex Room	10'0" x 10'0"

Client: Jin Lee February 24, 2025 Job #: 640717