



780-978-5674

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292 Falton Drive NE Calgary, Alberta

MLS # A2261626



\$470,000

Falconridge

D14151011.					
Туре:	Residential/House				
Style:	2 Storey				
Size:	1,125 sq.ft.	Age:	1982 (43 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Alley Access, Double Garage Detached				
Lot Size:	0.07 Acre				
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Main				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Division:

Features: Built-in Features, Ceiling Fan(s), Soaking Tub, Track Lighting, Wet Bar

Inclusions: none

Open house Sat Nov 29th 1:30-3:30pm Welcome to 292 Falton Drive – A Perfect Blend of Comfort and Convenience!Step into this charming 3-bedroom, 1.5-bathroom home featuring a rare double detached garage and a fully finished basement—ideal for growing families or savvy investors. The main floor boasts a bright and spacious living area with large windows that flood the space with natural light. Seamless flow into the kitchen, complete with sliding doors that open to the backyard—perfect for entertaining or relaxing outdoor. The powder room and generous closet space are conveniently located near the back entrance. Upper level comforts include: Three generously sized bedrooms, a Full bathroom with a cheater door to the primary bedroom for added privacy. The primary bedroom boasts an impressively large closet. The basement is fully finished for extra living space, home office, or playroom and the laundry area tucked away on this level for convenience. Recent updates include fresh paint and brand-new carpets installed in January—move-in ready! A double detached garage is a rare find in this neighborhood—say goodbye to scraping windshields in winter! This home offers incredible value and versatility. Whether you're starting a family or looking for a smart investment, 292 Falton Drive checks all the boxes. Don't miss out—schedule your private showing today!