

**RE/MAX**  
GRANDE PRAIRIE



780-978-5674

joshuaboyne@hotmail.com

170 Falton Drive NE  
Calgary, Alberta

MLS # A2273172

**\$339,999**



Division:	Falconridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		
Inclusions:	None		

Great CORNER UNIT value in this well kept 2-storey townhouse in Falconridge - With 3 spacious bedrooms, 2 bathrooms, and a smart, open layout, this home is perfect for families, first-time buyers, or investors. The bright main floor welcomes you with an open living and dining space, ideal for hosting and everyday living. The kitchen offers generous storage and sunlight throughout the day, from backyard will take you the path walk. Upstairs, the primary bedroom and two additional large bedrooms with 4-piece bathroom A fully finished basement provides even more room and a full bathroom — great for a rec space, office, or home gym. Located steps away from schools, shopping, transit, and amenities, this home delivers convenience and comfort.