

267 Falton Drive NE
Calgary, Alberta

MLS # A2207921



\$485,000

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Welcome to 267 Falton Drive NE — a lovingly cared-for home offering a clean slate for your personal touch! Built in 1982, this solid three-bedroom property has been meticulously maintained, with no pets and no smoking, preserving its original character and charm. The home is offered in as is condition, providing a wonderful opportunity for updates and renovations to unlock its full potential. Standout features include durable, hail-resistant siding, built to handle Calgary’s ever-changing weather with confidence. A double detached garage at the rear ensures convenient parking and makes winter mornings a breeze. Inside, the layout is functional and inviting, ready for a fresh new vision. Located in the heart of Falconridge, you’ll appreciate the easy access to a wide range of amenities. Calgary International Airport, shopping centers, the NESS Sportsplex, schools, and major routes like Stoney Trail are all just minutes away — making commuting and daily errands incredibly convenient. Whether you’re a first-time buyer, an investor, or someone looking for a project to truly make your own, this property offers a solid foundation in a well-established community. Move-in ready with room to personalize — come and imagine the possibilities at 267 Falton Drive NE!