

# \$485,000 - 267 Falton Drive Ne, Calgary

MLS® #A2207921

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

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!



Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207921    |
| Price          | \$485,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 267 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2W8              |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Conditioner |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | RC-2             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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