



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**20 Falton Way NE**  
**Calgary, Alberta**

**MLS # A2242415**



**\$488,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None Noted

Tucked away on a quiet, tree-lined street in Falconridge, this charming bungalow offers the perfect blend of comfort, character, and curb appeal. With sunny west exposure at the front, natural light fills the bright living room through a large picture window, highlighting the beautiful hardwood floors that run throughout the main level. The spacious kitchen is a dream for home cooks, featuring stainless steel appliances and plenty of room to prep, cook, and gather. Two well-sized bedrooms, a 4 piece bathroom, and a sunny, inviting sunroom complete the main floor—creating a warm and welcoming space to call home. The fully finished basement offers even more space to enjoy, with a large rec room, a third bedroom, an additional three-piece bathroom, and loads of storage. Step outside to your private, fully fenced backyard, complete with a massive oversized heated garage - perfect for vehicles, hobbies, or your dream workshop. Located close to schools, parks, shopping, and transit, this well-kept home is an ideal fit for families, first-time buyers, or anyone looking to settle into a friendly, amenity-rich community. Come see why life in Falconridge feels just right.