



GRASSROOTS
REALTY GROUP

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143 Falton Drive NE
Calgary, Alberta

MLS # A2242592



\$449,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 990 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot | | |

| | | | |
|--------------------|-----------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Concrete, Other, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Introducing this BEAUTIFULLY UPDATED bungalow-style semi-detached home in the heart of Falconridge. This exceptional property features a fully finished two-bedroom illegal basement suite. Upon arrival, you are greeted by a freshly painted interior and new laminate flooring throughout, enhancing the home's bright and inviting atmosphere. The main level offers a spacious family room, a well-appointed kitchen, three bedrooms, one 4-piece bathroom, and a 2-piece ensuite. The lower level features a sizable family room—ideal for relaxation—along with two comfortable bedrooms, a 4-piece bathroom, and a laundry room. This home is ideally located within walking distance to parks and several schools. Don't miss the opportunity to own this bungalow-style home with an income-generating basement. RECENT UPDATES include: newer paint, laminate flooring, newer roof, and new basement windows.