



GRASSROOTS
REALTY GROUP

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316 Falton Drive NE
Calgary, Alberta

MLS # A2243665



\$519,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Vinyl Windows		

Inclusions:	N/A
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This beautifully updated 2-storey home offers style, comfort, and functionality. Step inside to a fully renovated interior featuring new flooring, an upgraded kitchen, and fresh carpet throughout. Upstairs, you’ll find 3 spacious bedrooms and 2 full bathrooms. The illegal basement suite includes 1 bedroom, 1 full bathroom, living room and a separate entrance — perfect for extended family or extra income potential. Enjoy the outdoors with a private backyard and deck, ideal for entertaining or relaxing. Located in a family-friendly area close to parks, schools, and shopping. Move-in ready and waiting for its next owner!