



GRASSROOTS
REALTY GROUP

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268 Falton Drive NE
Calgary, Alberta

MLS # A2246617



\$499,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to 268 Falton Drive NE – Renovated, Spacious & Move-In Ready This beautifully updated home in the heart of Falconridge offers exceptional value for families, first-time buyers, or investors looking for rental potential. Located on a quiet street in a well-established neighborhood, this fully renovated property is move-in ready and filled with thoughtful updates and features. Step inside to find a bright and spacious main floor with brand-new luxury vinyl plank flooring, fresh paint, and modern lighting. The large living room welcomes you with plenty of natural light and room for family gatherings or entertaining. The kitchen is both functional and inviting, with lots of cabinet and counter space for meal prep and storage. A convenient 2-piece bathroom on the main floor adds everyday practicality. Upstairs, you'll discover a generously sized primary bedroom with room for a king-sized bed and additional furniture. Two additional well-sized bedrooms are ideal for children, guests, or home office setups. The updated 4-piece bathroom on the upper floor is clean and bright, perfect for the whole family. The finished basement adds even more living space with a huge recreation room that can serve as a home theatre, playroom, gym, or even a future basement suite (Subject to city approval) – thanks to the home's separate side entrance. This layout makes it incredibly easy to convert the lower level into a self-contained unit, ideal for multi-generational living or rental income, the home includes a brand new HOT WATER TANK! Recent renovations include: Newer luxury vinyl plank flooring Fresh carpet on stairs and upper floor Modern, neutral paint throughout Updated lighting fixtures Outside, you'll find a spacious yard with room for kids to play or potential for a future garage. Parking is convenient with a long front driveway and plenty of street

parking available. Prime Location & Walkable Convenience at Your Doorstep! Enjoy the best of Falconridge with an unbeatable location close to everything you need: Walking distance to schools, including Terry Fox School, Grant MacEwan School, Falconridge School, and Bishop McNally High School Steps to playgrounds and parks Short walk to shopping centres, including McKnight Village Shopping Centre and Falconridge Plaza with grocery stores, restaurants, banks, and daily amenities Close to public transit and just minutes to major routes like McKnight Blvd and Stoney Trail, making commuting easy Whether you're looking to settle into a family-friendly community or take advantage of a rental-ready layout, 268 Falton Drive NE offers flexibility, comfort, and convenience at an affordable price. Don't miss your chance to own this beautifully updated and ideally located home & book your showing today!