



GRASSROOTS
REALTY GROUP

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

231 Falton Drive NE
Calgary, Alberta

MLS # A2253141



\$465,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

Welcome to 231 Falton Drive NE – the perfect opportunity for investors, renovators, or first-time buyers looking to build equity. This home offers a functional main floor with 3 bedrooms, a 4-piece bathroom, a bright living room, and a spacious kitchen with an eat-in dining area. The basement features an illegal suite, complete with 2 bedrooms, a living room, kitchen, and another full 4-piece bathroom – ideal for extended family or rental potential. Major updates have already been taken care of, including a newer furnace, windows, roof, and fencing. Situated on a 39' x 105' east-facing lot, this property backs directly onto a school and park, making it a highly desirable location. Outside, you'll love the oversized 23' x 23' detached garage, providing plenty of room for vehicles, storage, or a workshop. With loads of potential and priced to sell, this is a fantastic chance to add value and make it your own. Don't miss out – this home won't last!