



**GRASSROOTS**  
REALTY GROUP

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

143 Falton Drive NE  
Calgary, Alberta

MLS # A2264359



**\$429,000**

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

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | See Remarks     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Other           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks     |                   |      |

**Inclusions:** N/A

Welcome to this updated bi-level semi-detached home in the heart of Falconridge. This exceptional property features a fully finished two-bedroom illegal basement suite. You are greeted by a freshly painted interior and new laminate flooring throughout, enhancing the home's 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 large 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 home with an income generating basement. RECENT UPDATES include: newer paint, laminate flooring, newer roof, and new basement windows.