



**GRASSROOTS**  
REALTY GROUP

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20 Falton Way NE  
Calgary, Alberta

MLS # A2266913



**\$468,000**

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

**Inclusions:** None Noted

Nestled on a quiet, tree-lined street in Falconridge, this inviting bungalow is packed with charm, warmth, and everyday comfort. Sunlight pours into the west-facing living room through a large picture window, showing off the beautiful hardwood floors that flow throughout the main level. The spacious kitchen is a true highlight, complete with stainless steel appliances and plenty of room to cook, gather, and connect. Two generous bedrooms, a full four-piece bathroom, and a bright sunroom round out the main floor, creating a home that feels both functional and welcoming. Downstairs, the fully finished basement expands your living space with a large rec room, a third bedroom, another full bathroom, and loads of extra storage. Step outside to your private, fully fenced backyard, ideal for relaxing, entertaining, or simply enjoying the sunshine. The oversized heated garage is the cherry on top, offering space for vehicles, hobbies, or that dream workshop you've always wanted. Close to schools, parks, shopping, and transit, this well-cared-for home has everything you need to settle in and stay awhile. Come see why life in Falconridge feels like home.