



GRASSROOTS
REALTY GROUP

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6331 Falton Road NE
Calgary, Alberta

MLS # A2282561



\$549,900

Division:	Falconridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,111 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Floor Furnace, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Pool Table & Accessories, entertainment unit in basement, tv wall mount. Hot Tub/Breaker Panel - Negotiable

Welcome to this beautifully maintained 4-bedroom 4 level split in the heart of Falconridge! Offering a functional layout and thoughtful upgrades, this home is perfect for families, investors, or anyone looking for space and comfort in Calgary's desirable NE. The bright main level features hardwood flooring, a spacious living room filled with natural light, and a well-appointed kitchen complete with an island, ample cabinetry, and a generous dining area—ideal for everyday living and entertaining. Convenient main floor laundry adds to the home's practicality. Stay comfortable year-round with central air conditioning. Upstairs you'll find two well-sized bedrooms, and an updated 4pc bathroom. The lower level offers two additional bedrooms & a 3pc bathroom. The fully developed basement contains a large rec room—perfect for movie nights, a play area, or a home office setup. Plenty of storage space is available in the basement as well! The exterior boasts durable Hardie board siding and a double detached heated & insulated garage, providing both curb appeal and long-term value. Backyard is spacious, and contains a storage shed & a carport, which can also accommodate RV parking! Located close to schools, parks, shopping, and transit, this home delivers space, functionality, and an unbeatable location. Book your showing today!