



141 Falton Drive NE
Calgary, Alberta

MLS # A2287813



\$359,900

Division:	Falconridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,084 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

Welcome to 141 Falton Drive NE in the established community of Falconridge — a bright and inviting home offering 1,084 sq ft, 3 bedrooms, and 1.5 bathrooms, ideal for families, first-time buyers, or investors. The main level features large windows that pour in natural light, creating a warm and welcoming living space. The refreshed kitchen is both functional and stylish, complete with full-height cabinetry, new countertops, white appliances, and a double basin sink. A convenient rear mud room provides direct access to the backyard, making daily living seamless. The 2-piece main floor bathroom adds extra practicality for guests and family alike. Upstairs, you’ll find three well-sized bedrooms and a 4-piece bathroom. The primary bedroom offers a double closet for ample storage, while bedrooms two and three are both generously sized and each feature their own closet space, making them perfect for children, guests, or a home office setup. The unfinished basement is a blank canvas, ready for your custom development — whether you envision a rec room, gym, additional living area, or workspace. The laundry area is also conveniently located downstairs. Step outside to enjoy a fully fenced backyard, ideal for kids, pets, and summer gatherings. The concrete patio is the perfect space for outdoor dining & lounging. A rain barrel in the corner provides an environmentally friendly water source for your garden. At the rear of property is a 2 car parking pad with alley access plus street parking is readily available for you at the front of the home too! Some upgrades to note: Kitchen and half bath updated in 2014, Roof updated in 2020, Windows and siding updated 2013, Furnace and hot water tank updated in 2021. Ideally located close to schools, parks, playgrounds, shopping, public transit, and major routes with quick access to McKnight Blvd and Stoney Trail, Falconridge

offers strong community spirit, nearby off-leash areas, and convenient access to everyday amenities — making this home an excellent opportunity in a well-connected, family-friendly neighbourhood. Hurry & book your showing today!