

231 Falton Drive NE  
Calgary, Alberta

MLS # A2253141



**\$465,000**

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

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