

# \$485,000 - 267 Falton Drive Ne, Calgary

MLS® #A2207921

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 267 Falton Drive NE – a lovingly cared-for home offering a clean slate for your personal touch! Built in 1982, this solid three-bedroom property has been meticulously maintained, with no pets and no smoking, preserving its original character and charm. The home is offered in as is condition, providing a wonderful opportunity for updates and renovations to unlock its full potential.

Standout features include durable, hail-resistant siding, built to handle Calgary’s ever-changing weather with confidence. A double detached garage at the rear ensures convenient parking and makes winter mornings a breeze. Inside, the layout is functional and inviting, ready for a fresh new vision.

Located in the heart of Falconridge, you’ll appreciate the easy access to a wide range of amenities. Calgary International Airport, shopping centers, the NESS Sportsplex, schools, and major routes like Stoney Trail are all just minutes away – making commuting and daily errands incredibly convenient.

Whether you’re a first-time buyer, an investor, or someone looking for a project to truly make your own, this property offers a solid foundation in a well-established community. Move-in ready with room to personalize – come and imagine the possibilities at 267 Falton Drive NE!



Built in 1982

## Essential Information

MLS® #	A2207921
Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	267 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2W8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	31
Zoning	RC-2

### **Listing Details**

Listing Office	Unison Realty Group Ltd.
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