312 Falton Drive NE

Calgary | Active | MLS® A2340790

$464,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1982**	**1,134.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

****OPEN HOUSE 12PM - 3PM ON SUNDAY OCT/18/2026****Ideally located close to schools, shopping centres, public transportation, and offering easy access to bus and train services, this well-maintained 2-storey home is situated in a mature neighbourhood and offers a functional layout with several important updates. This 3-bedroom, fully developed home features an open-concept main floor with a spacious living area and kitchen, while the fully finished basement provides additional flexible living space for a family room, recreation area, or media room. The property includes a large double detached garage and is conveniently located near schools, shopping, transit, and other amenities. Numerous updates have been completed over the years, including a kitchen renovation in 2019, carpet and flooring in 2019, roofing in 2016, and replacement of the living room front window, kitchen windows, front and back doors, and primary bedroom windows in 2015. The Goodman furnace and 40-gallon hot water tank were installed in 2020. A solid opportunity for buyers looking for a functional home in an established neighbourhood with several updates already completed. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340790
Bedrooms	3
Bathrooms	2
Year Built	1982
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,134.5 sq. ft.
Main Level Finished Area:	579 sq. ft.

Upper Level Finished Area:	555 sq. ft.
Below Grade Finished Area:	373 sq. ft.
Acreage:	No
Lot Area:	2,669 sq. ft.
Lot Frontage:	26'4"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8111732
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 13'5" × 10'10" ·
Main Floor	Dining Room · 13'3" × 7'7" ·
Main Floor	Kitchen · 12'9" × 11'1" ·
Main Floor	Mud Room · 5'5" × 3'11" ·
Upper Level	Bedroom - Primary · 15'1" × 12'7" ·
2nd Floor	Bedroom · 9' × 8'11" ·
2nd Floor	Bedroom · 10'1" × 7'10" ·
Basement	Game Room · 18'5" × 15'7" ·
Basement	Storage · 10'6" × 5'4" ·
Basement	Laundry · 10'7" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/312-falton-drive-ne-calgary-a2340790/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.