363 Falton Drive NE

Calgary | Active | MLS® A2335556

$439,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1982**	**930 sq. ft.**

Your next move starts with a conversation.

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Listed by Creekside Realty

A closer look

You are warmly welcome to this charmingly renovated home in this friendly neighborhood community of Falconridge. From the exterior you would love and appreciate the great color combinations of the newly installed sidings, downspouts and eavestroughs, the new Fence, and fresh paint touch-ups. Step inside onto the newly installed engineered vinyl flooring throughout the Home, fresh paint, new SS kitchen appliances-fridge, stove, dishwasher, new cabinets, new quartz countertop, new deep and wide SS double sink, new kitchen window. Indeed, just move-in and start enjoying this home!! The charming kitchen is well tucked away from the spacious living and dinning room areas with lots of privacy. The large-size windows flood this level with abundance of natural lights.
Take a few flights of stairs which usher you to the upper level. The amazing layout offers two large-sized bedrooms, 4pc bathroom, hallway closet and small study area. The master retreat has a large closet and a rough-in for a ceiling fan.
Let’s transition through the main level again to the 3rd level. You would find the side entry door which is cleverly designed to meet the expectations of a single family with bigger children, or potential source of extra revenue to help with their mortgage payments or a private investor. This 3rd level offers a huge recreational room, and a 4pc washroom. This recreational/game room/entertainment space for your family, has two large windows and a large closet. These offer lots for potential such as additional bedrooms. Your flood of natural lighting is also guaranteed.
The 4th level hosts the laundry units, 3rd bedroom (illegal basement) and the furnace room. This large bedroom (illegal) has a large sized egress window. Don't miss out on the xlarge crawl space located behind the furnace. To crown it all, this lovely home is now vacant and move-in ready for your Family.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335556
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:	4 Level Split
Total Living Area:	930 sq. ft.
Main Level Finished Area:	930 sq. ft.
Acreage:	No
Lot Area:	2,820 sq. ft.
Lot Frontage:	29'6"
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8111732
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Brick/Mortar
New Constr.:	No
Construction Material:	Shingle Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Parking Pad, Rear Drive, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	0
Restrictions:	Restrictive Covenant
Main Floor	Living Room · 4'9" × 3'5" ·
Main Floor	Dining Room · 3'5" × 1'9" ·
Main Floor	Kitchen · 3'6" × 3'2" ·
Main Floor	Bedroom - Primary · 4'7" × 3'5" ·
Main Floor	Bedroom · 3'9" × 2'7" ·
Lower Level	Bedroom · 5'9" × 3'3" ·
Lower Level	Game Room · 5'4" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Sidewalks
Interior Features:	Granite Counters, No Smoking Home, See Remarks, Separate Entrance
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck, See Remarks

Lot Features:	Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/363-falton-drive-ne-calgary-a2335556/

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