37 Falton Drive NE

Calgary | Active | MLS® A2344550

$380,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**1,092.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to this charming and well-maintained family home situated in the heart of Falconridge! Boasting fantastic curb appeal, the property features a fully fenced yard with a decorative wrought-iron gate, creating a private outdoor retreat right at your doorstep.
Step inside to a bright and spacious main living level highlighted by vaulted ceilings, warm laminate flooring, and large windows that fill the space with natural light creating an inviting atmosphere for relaxation or entertaining. Adjacent to the living area, the spacious dining room overlooks the main floor and flows seamlessly into the kitchen, complete with rich wood cabinetry, tile flooring, glass display cabinets, and ample counter space. The home offers four generous bedrooms, two full baths, and a flex room-perfect for a growing family or hosting guests. Outside, the property features low-maintenance yard with a west-facing patio and a dedicated parking pad. Nestled within easy walking distance of three local schools, neighborhood parks, transit, and shopping amenities, commuting is a breeze with quick, direct access to Stoney Trail. Whether you are a first-time homebuyer, a growing family, or an investor looking for a solid property in a prime location, this home is a must-see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344550
Bedrooms	3
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,092.9 sq. ft.
Main Level Finished Area:	1,092.9 sq. ft.

Acreage:	No
Lot Area:	2,884 sq. ft.
Lot Frontage:	23'7½"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7911335
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 8'10" × 8'10" ·
Main Floor	Living Room · 17' × 12'1" ·
Main Floor	Bedroom - Primary · 14'3" × 11'9" ·
Main Floor	Bedroom · 11'11" × 9'6" ·
Main Floor	Kitchen · 9'6" × 7'10" ·
Main Floor	Dining Room · 11'5" × 11'1" ·
Main Floor	Entrance · 4'10" × 4' ·
Basement	Office · 15'11" × 12' ·
Basement	Walk-In Closet · 7' × 3'6" ·
Basement	Flex Space · 9'10" × 9'6" ·
Basement	Furnace/Utility Room · 12'8" × 8'9" ·
Basement	Family Room · 19'10" × 10'7" ·
Basement	Kitchen · 10'9" × 10'6" ·
Title to Land:	Fee Simple

Community Features:	None
Interior Features:	High Ceilings, No Smoking Home, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/37-falton-drive-ne-calgary-a2344550/

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