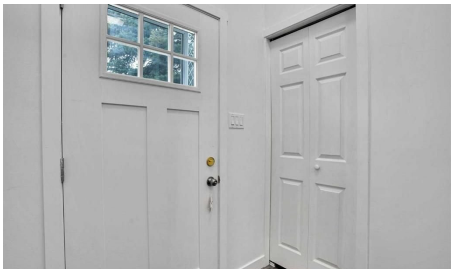
55 Falton Close NE

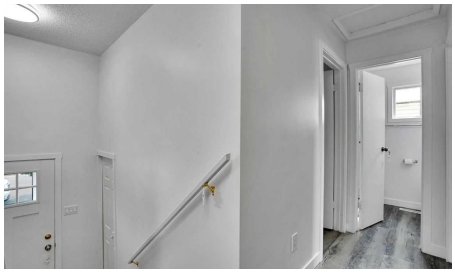
Calgary | Active | MLS® A2335541

$449,888









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1981**	**785.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this beautifully updated, move in ready home tucked into a quiet residential pocket of Falconridge with limited through traffic. Offering 4 bedrooms, 2 full bathrooms and a fully developed basement, this home provides plenty of space for a growing family. The bright and inviting main level features a stylish renovated kitchen with quartz countertops, stainless steel appliances, modern cabinetry and a distinctive island, complemented by comfortable living and dining spaces. The split foyer layout provides excellent separation between levels, while the developed lower level offers 2 additional bedrooms, a full bathroom and a spacious family room, perfect for guests, teens, a home office or additional family space. Outside, enjoy a large raised deck, fenced backyard and oversized double detached garage with rear lane access. Schools, parks, playgrounds, shopping, transit and the Don Hartman North East Sportsplex are all just minutes away, along with convenient access to major routes and everyday amenities. Offering an exceptional combination of modern updates, functionality, space and location, this is a home you can simply move into and enjoy. Come see everything it has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335541
Bedrooms	4
Bathrooms	2
Year Built	1981
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:	Bi-Level
Total Living Area:	785.47 sq. ft.
Main Level Finished Area:	785.47 sq. ft.

Below Grade Finished Area:	675.14 sq. ft.
Acreage:	No
Lot Area:	4,574 sq. ft.
Lot Frontage:	44'11"
Front Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8011556
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Double Garage Detached, Insulated, Oversized, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Falconridge
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom - Primary · 14'10" × 11'9" ·
Main Floor	Bedroom · 10'11" × 9'7" ·
Main Floor	Storage · 9'4" × 8'11" ·
Main Floor	Foyer · 6'7" × 5'1" ·
Main Floor	Kitchen · 9' × 8'10" ·
Main Floor	Dining Room · 10'6" × 9' ·
Main Floor	Living Room · 14'3" × 12'5" ·
Basement	Bedroom · 8'10" × 8'10" ·
Basement	Bedroom · 19'10" × 11'7" ·
Basement	Bonus Room · 11'9" × 9'3" ·
Basement	Laundry · 10'9" × 6'10" ·
Basement	Furnace/Utility Room · 5'8" × 2'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters

Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Gentle Sloping, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-falton-close-ne-calgary-a2335541/

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.