

\$519,900 - 316 Falton Drive Ne, Calgary

MLS® #A2243665

\$519,900

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.06 Acres

Falconridge, Calgary, Alberta

**** OPEN HOUSE SUNDAY AUGUST 10**

1-3PM** This beautifully updated 2-storey home offers style, comfort, and functionality. Step inside to a fully renovated interior featuring new flooring, an upgraded kitchen, and fresh carpet throughout. Upstairs, youâ€™ll find 3 spacious bedrooms and 2 full bathrooms. The illegal basement suite includes 1 bedroom, 1 full bathroom, living room and a separate entrance â€“ perfect for extended family or extra income potential. Enjoy the outdoors with a private backyard and deck, ideal for entertaining or relaxing. Located in a family-friendly area close to parks, schools, and shopping. Move-in ready and waiting for its next owner!

Built in 1984

Essential Information

MLS® #	A2243665
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,180
Acres	0.06
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	316 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2X1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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