

# \$485,000 - 267 Falton Drive Ne, Calgary

MLS® #A2207921

## \$485,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 267 Falton Dr NE, a lovingly cared-for home in the heart of Falconridge, offering a clean slate for your personal touch. Built in 1982, this three-bedroom property has been meticulously maintained with no pets or smoking, though it awaits modern updates to unlock its full potential. Featuring durable hail-resistant siding, it's built to withstand Calgary's weather, adding peace of mind. Perfectly positioned just minutes from Calgary International Airport, nearby shopping, the NESS Sportsplex, schools, and Stoney Trail for easy commuting, this home is ideal for buyers seeking a solid foundation in a convenient location. A double car detached garage makes winter mornings a breeze. Move-in ready with room to renovate—make it your own!

Built in 1982

## Essential Information

MLS® #	A2207921
Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.07
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	267 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	RC-2

### Listing Details

Listing Office

Unison Realty Group Ltd.

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