

\$469,786 - 268 Falton Drive Ne, Calgary

MLS® #A2258691

\$469,786

3 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.07 Acres

Falconridge, Calgary, Alberta

***** OPEN HOUSE SAT NOV 8 2025 - 1 PM

TO 4 PM ***** Very well maintained home -

Ready to move into!!!!. Welcome to this

recently renovated, well maintained home in

Falconridge - One of Calgary's well

established communities that families have

been enjoying for many years. It offers

excellent friendly spaces and amenities. This

fully finished charming and clean home offers

3 bedrooms, 1 full and 1 2-piece bathroom

and a side entrance too. Recent upgrades

include new paint, new LVP and carpet

flooring, new window blinds, new hot water

tank, Roof is 3 years old. A Large lot with

back lane and enough space to build a

garage. The foyer welcomes you into the

main floor with beautiful new LVP flooring, A

large living room with a large window, large

dining room for your family size dinners, Very

functional kitchen with a breakfast nook, lots

of cabinets and also a 2 piece bathroom. On

the upper floor - A large primary bedroom,

two more bedrooms and a 4 piece bathroom.

Both the bathrooms have granite counters.

The lower level is fully finished with a very

large Rec/Family room, Laundry and lots of

storage space. You will really appreciate the

very big Fenced backyard. Close to Parks,

Schools, Major Shopping, Bus routes, many

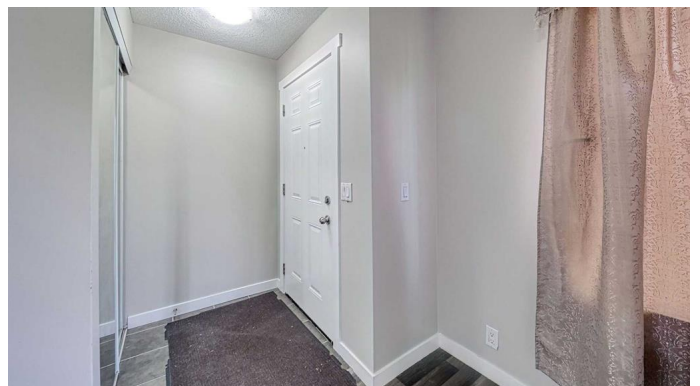
amenities and Major routes. 1 minute to Grant

MacEwan Elementary school, 1 minute to

Terry fox Junior High, 6 minutes to Nelson

Mandela high school. This home has a lot to

offer that you will enjoy in your new Home.



Built in 1982

Essential Information

MLS® #	A2258691
Price	\$469,786
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	268 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2W6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	57
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.