

\$465,000 - 231 Falton Drive Ne, Calgary

MLS® #A2253141

\$465,000

5 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Welcome to 231 Falton Drive NE – the perfect opportunity for investors, renovators, or first-time buyers looking to build equity. This home offers a functional main floor with 3 bedrooms, a 4-piece bathroom, a bright living room, and a spacious kitchen with an eat-in dining area. The basement features an illegal suite, complete with 2 bedrooms, a living room, kitchen, and another full 4-piece bathroom – ideal for extended family or rental potential. Major updates have already been taken care of, including a newer furnace, windows, roof, and fencing. Situated on a 39' x 105' east-facing lot, this property backs directly onto a school and park, making it a highly desirable location. Outside, you'll love the oversized 23' x 23' detached garage, providing plenty of room for vehicles, storage, or a workshop. With loads of potential and priced to sell, this is a fantastic chance to add value and make it your own. Don't miss out – this home won't last!

Built in 1982

Essential Information

MLS® #	A2253141
Price	\$465,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,042
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	231 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
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Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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