

# \$519,888 - 268 Falton Drive Ne, Calgary

MLS® #A2237854

**\$519,888**

3 Bedroom, 2.00 Bathroom, 1,229 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

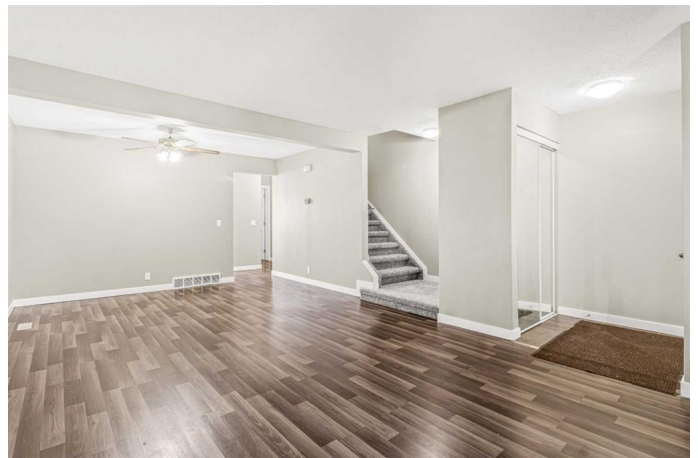
Welcome to 268 Falton Drive NE â€“  
Renovated, Spacious & Move-In Ready

This beautifully updated home in the heart of Falconridge offers exceptional value for families, first-time buyers, or investors looking for rental potential. Located on a quiet street in a well-established neighborhood, this fully renovated property is move-in ready and filled with thoughtful updates and features.

Step inside to find a bright and spacious main floor with brand-new luxury vinyl plank flooring, fresh paint, and modern lighting. The large living room welcomes you with plenty of natural light and room for family gatherings or entertaining. The kitchen is both functional and inviting, with lots of cabinet and counter space for meal prep and storage. A convenient 2-piece bathroom on the main floor adds everyday practicality.

Upstairs, you'll discover a generously sized primary bedroom with room for a king-sized bed and additional furniture. Two additional well-sized bedrooms are ideal for children, guests, or home office setups. The updated 4-piece bathroom on the upper floor is clean and bright, perfect for the whole family.

The finished basement adds even more living space with a huge recreation room that can serve as a home theatre, playroom, gym, or even a future basement suite (Subject to city



approval) â€“ thanks to the home's separate side entrance. This layout makes it incredibly easy to convert the lower level into a self-contained unit, ideal for multi-generational living or rental income, the home includes a brand new HOT WATER TANK!

Recent renovations include:

Newer luxury vinyl plank flooring

Fresh carpet on stairs and upper floor

Modern, neutral paint throughout

Updated lighting fixtures

Outside, youâ€™ll find a spacious yard with room for kids to play or potential for a future garage. Parking is convenient with a long front driveway and plenty of street parking available.

Prime Location â€“ Walkable Convenience at Your Doorstep!

Enjoy the best of Falconridge with an unbeatable location close to everything you need:

Walking distance to schools, including Terry Fox School, Grant MacEwan School, Falconridge School, and Bishop McNally High School

Steps to playgrounds and parks

Short walk to shopping centres, including McKnight Village Shopping Centre and Falconridge Plaza with grocery stores, restaurants, banks, and daily amenities

Close to public transit and just minutes to major routes like McKnight Blvd and Stoney Trail, making commuting easy

Whether you're looking to settle into a family-friendly community or take advantage of a rental-ready layout, 268 Falton Drive NE offers flexibility, comfort, and convenience at an affordable price.

Don't miss your chance to own this beautifully updated and ideally located home – book your showing today!

Built in 1982

### Essential Information

MLS® #	A2237854
Price	\$519,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,229
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	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 7th, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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