



**GRASSROOTS**  
REALTY GROUP

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255 Falton Drive NE  
Calgary, Alberta

MLS # A2324414



**\$479,900**

|                    |                                                                          |               |                   |
|--------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b>   | Falconridge                                                              |               |                   |
| <b>Type:</b>       | Residential/House                                                        |               |                   |
| <b>Style:</b>      | 4 Level Split                                                            |               |                   |
| <b>Size:</b>       | 944 sq.ft.                                                               | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>       | 4                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>     | Alley Access, Double Garage Detached, Garage Faces Rear, On Street       |               |                   |
| <b>Lot Size:</b>   | 0.09 Acre                                                                |               |                   |
| <b>Lot Feat:</b>   | Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting |               |                   |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                  |               |                   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Cork, Laminate                           |               |                   |
| <b>Roof:</b>       | Asphalt Shingle                                                          |               |                   |
| <b>Basement:</b>   | Full                                                                     |               |                   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                 |               |                   |
| <b>Foundation:</b> | Poured Concrete                                                          |               |                   |
| <b>Features:</b>   | No Smoking Home                                                          |               |                   |
| <b>Water:</b>      | -                                                                        |               |                   |
| <b>Sewer:</b>      | -                                                                        |               |                   |
| <b>Condo Fee:</b>  | -                                                                        |               |                   |
| <b>LLD:</b>        | -                                                                        |               |                   |
| <b>Zoning:</b>     | R-CG                                                                     |               |                   |
| <b>Utilities:</b>  | -                                                                        |               |                   |

**Inclusions:** Basement: Stove, Range Hood, Refrigerator

Corner Lot | 1 Block from CBE Grant MacEwan School | 2 Blocks from CBE Bishop McNally High School | Double Detached Garage | Rear Lane | 2 Bedroom Basement Suite (Illegal) | 4 Level Split | Great Functional Floor Plan | Ample Living Space | Main Level Kitchen, Dining & Living Rooms | 2 Upper Level Bedrooms & 4pc Bath | Basement Separate Entry | Common Laundry Area for Main & Upper Levels | 2 Basement Bedrooms | Lower Most Level Kitchen & Expansive Living/Dining Area | Great Backyard | Fully Fenced | Huge Outdoor Entertainment Space | Close to All Amenities | 1 Block to Transit. Welcome home to this well-maintained 4-level split perfectly positioned on a corner lot in the established community of Falconridge. Offering a functional multi-level layout with a 2-bedroom basement suite (illegal), this home is an excellent opportunity for first-time home buyers, growing families or investors looking to expand their portfolio. The main level welcomes you with a bright & spacious living room that flows seamlessly into the dining area, creating an inviting space for everyday living & entertaining. The kitchen offers ample cabinet storage, generous counter space & overlooks the dining room, making meal preparation both practical & convenient. Upstairs you'll find 2 spacious bedrooms & a 4pc bathroom with a tub/shower combination. The separate basement entry provides access to the lower levels where the common laundry area is conveniently located for both the main & upper levels. The basement suite (illegal) is thoughtfully laid out with 2 spacious bedrooms & a 4pc bathroom on the first lower level, while the lower-most level is dedicated to an expansive open-concept kitchen, living & dining area, creating a comfortable & functional space for everyday living. Outside, enjoy a fully fenced backyard with an expansive outdoor entertainment space perfect for

summer barbecues, family gatherings or relaxing in the sunshine. \*\*The sellers will complete the backyard lawn\*\*, adding the finishing touch to this outdoor space. The double detached garage is a great bonus while rear lane access adds even more convenience. Located only 1 block from Grant MacEwan School, 2 blocks from Bishop McNally High School & just steps to public transit, this exceptional location also provides quick access to parks, shopping, restaurants & everyday amenities. Combining flexible living space, excellent parking, incredible value & an unbeatable family-friendly location, this property is one you won't want to miss. Hurry & book your showing today!