



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

291 Falton Drive NE
Calgary, Alberta

MLS # A2334604



\$499,900

Division:	Falconridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to 291 Falton Drive NE, a beautifully updated two storey detached home in the heart of Falconridge. Offering 3 bedrooms, a fully finished basement, air conditioning, and a rear parking pad, this move-in ready property is an excellent opportunity for growing families, first-time buyers, or investors seeking a well-maintained home in a convenient location. Step inside to a bright and inviting main floor where the renovated kitchen serves as the heart of the home. Featuring elegant granite countertops, updated cabinetry, and modern finishes, it offers both style and functionality for everyday living and entertaining. The adjoining dining and living areas provide a comfortable and welcoming space for family gatherings and daily life. Upstairs, you will find three bedrooms along with a beautifully renovated bathroom, creating a practical and comfortable layout for the whole family. The fully finished basement adds valuable living space and offers endless possibilities for a recreation room, home office, gym, or play area. A wood-burning fireplace adds warmth and character to the lower level (sold as-is with antique accessories, has never been used by the current owners). The basement also includes the laundry area with washer and dryer replaced in 2026. This home has been thoughtfully updated over the years, allowing the next owner to move in with confidence. Major improvements include updated windows and furnace in 2016, a fairly new roof and sidings, renovated kitchen and bathrooms, fresh interior paint completed in 2026, and brand-new washer and dryer in 2025. Outside, enjoy the convenience of a rear parking pad and a low-maintenance yard with room to personalize to your needs. Location is another outstanding feature of this home. Situated just steps from multiple schools, including Grant MacEwan Elementary School and Terry Fox Junior High

School, along with nearby parks, shopping, public transit, and everyday amenities, everything your family needs is within easy reach. Whether you are looking for your next family home or a fantastic investment opportunity, this beautifully updated Falconridge property offers exceptional value in a well-established northeast Calgary community. Don't miss your chance to make this wonderful home yours.