

# \$485,000 - 267 Falton Drive Ne, Calgary

MLS® #A2207921

## \$485,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

Welcome to 267 Falton Dr NE, a lovingly cared-for home in the heart of Falconridge, offering a clean slate for your personal touch. Built in 1982, this three-bedroom property has been meticulously maintained with no pets or smoking, though it awaits modern updates to unlock its full potential. Featuring durable hail-resistant siding, it's built to withstand Calgary's weather, adding peace of mind. Perfectly positioned just minutes from Calgary International Airport, nearby shopping, the NESS Sportsplex, schools, and Stoney Trail for easy commuting, this home is ideal for buyers seeking a solid foundation in a convenient location. A double car detached garage makes winter mornings a breeze. Move-in ready with room to renovate—make it your own!

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207921  |
| Price          | \$485,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,152     |
| Acres          | 0.07      |
| Year Built     | 1982      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 267 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J2W8              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier, Water Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                     |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Mixed                                                             |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | RC-2             |

### Listing Details

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