

# \$530,000 - 228 Falton Drive Ne, Calgary

MLS® #A2195054

## \$530,000

5 Bedroom, 3.00 Bathroom, 1,086 sqft  
Residential on 0.08 Acres

Falconridge, Calgary, Alberta

Prime Investment Opportunity in Falconridge!  
This exceptional 5-bedroom home (3 on the main level, 2 in the basement) is a must-see for investors and homeowners alike. Situated on a 3,495 sq. ft. lot with 1,085 sq. ft. of RMS living space, this detached property offers incredible rental potential. The fully developed basement (illegal Suite) features a separate entrance, making it ideal for a "live up, rent down" setup.

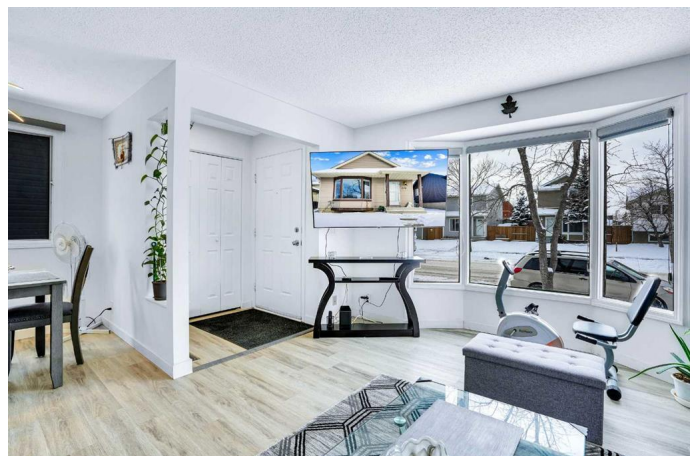
Recent upgrades include new kitchen cabinets, modern lighting, fresh flooring, and updated blinds, ensuring a move-in-ready experience. Located in one of the most desirable rental areas, this home provides easy access to shopping, Stoney Trail, Calgary Airport, LRT, and schools. Whether you're looking for a high-yield rental or an affordable alternative to apartment living, this property checks all the boxes!

Don't miss out! schedule your private showing today!

Built in 1983

## Essential Information

MLS® #	A2195054
Price	\$530,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	228 Falton Drive Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2W7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 16th, 2025
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Days on Market 46  
Zoning R-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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