

\$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.

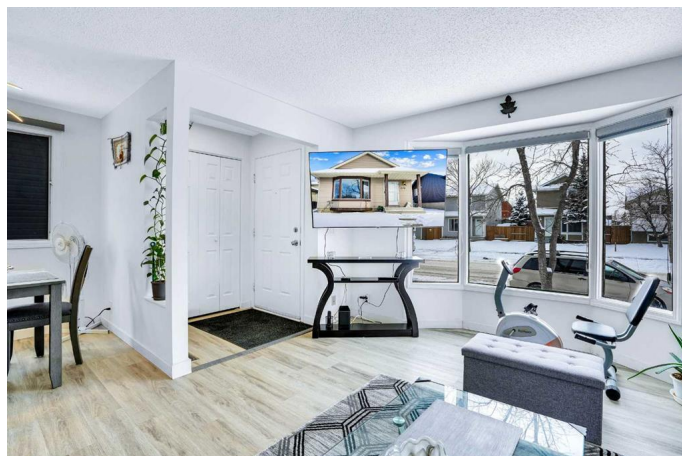
Recent upgrades include new kitchen cabinets, modern lighting, fresh flooring, and updated blinds, ensuring a move-in-ready experience. Located in one of the most desirable rental areas, this home provides easy access to shopping, Stoney Trail, Calgary Airport, LRT, and schools. Whether you're looking 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
-------------	---------------------

Days on Market 48
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.