

168 Falton Close NE
Calgary, Alberta

MLS # A2162124



\$459,900

Division:	Falconridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	825 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

This delightful 825 sq. ft. detached bi-level home in the heart of Falconridge. This well-maintained property features a cozy layout with 2 bedrooms and a 4-piece bathroom on the main floor, complemented by an additional 2 bedrooms in the fully developed basement—perfect for growing families or extra rental income. Step outside to enjoy the peaceful setting of a covered patio that looks out onto lush green space, offering a private retreat. The location is convenient, with nearby city transit, and is close to the Northeast Sportsplex, with quick and easy access to Stoney Trail and McKnight Boulevard. Whether you’re a first-time buyer or an investor, this home offers a fantastic opportunity in a prime Calgary neighborhood.