

# \$488,000 - 20 Falton Way Ne, Calgary

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MLS® #A2242415

**\$488,000**

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Tucked away on a quiet, tree-lined street in Falconridge, this charming bungalow offers the perfect blend of comfort, character, and curb appeal. With sunny west exposure at the front, natural light fills the bright living room through a large picture window, highlighting the beautiful hardwood floors that run throughout the main level.

The spacious kitchen is a dream for home cooks, featuring stainless steel appliances and plenty of room to prep, cook, and gather. Two well-sized bedrooms, a 4 piece bathroom, and a sunny, inviting sunroom complete the main floor—creating a warm and welcoming space to call home.

The fully finished basement offers even more space to enjoy, with a large rec room, a third bedroom, an additional three-piece bathroom, and loads of storage.

Step outside to your private, fully fenced backyard, complete with a massive oversized heated garage - perfect for vehicles, hobbies, or your dream workshop.

Located close to schools, parks, shopping, and transit, this well-kept home is an ideal fit for families, first-time buyers, or anyone looking to settle into a friendly, amenity-rich community. Come see why life in Falconridge feels just right.



Built in 1980

## Essential Information

MLS® #	A2242415
Price	\$488,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	20 Falton Way Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1K4

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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