

# \$579,000 - 380 Falton Drive Ne, Calgary

MLS® #A2248720

**\$579,000**

5 Bedroom, 3.00 Bathroom, 1,082 sqft  
Residential on 0.07 Acres

Falconridge, Calgary, Alberta

EXTENSIVELY RENOVATED | SEPARATE  
ENTRANCE | ILLEGAL SUITE | 5  
BEDROOMS & 3 FULL BATHROOMS |  
OFF-STREET PARKING | RC-G ZONED |  
QUIET STREET

Welcome to this extensively renovated bungalow located on a quiet street in the well-established and amenity-rich community of Falconridge. Featuring 5 bedrooms, 3 full bathrooms, a walk-up illegal basement suite, and RC-G zoning, this property offers a versatile opportunity for homeowners, investors, or future redevelopment.

From the moment you arrive, youâ€™ll notice the updated exterior and attractive curb appeal. Step inside to a bright and welcoming living area enhanced by a modern feature wall and a warm, neutral colour palette that complements the natural light pouring in through large windows.

The main kitchen is thoughtfully updated with quartz countertops, new stainless steel appliances, and sleek cabinetryâ€”perfectly paired with a spacious dining area ideal for hosting family and friends. A dedicated laundry area adds everyday convenience on the main level.

This floor features three well-proportioned bedrooms, including a generous primary suite complete with a private 3-piece ensuite. A



modern 3-piece main bathroom serves the remaining bedrooms and guests.

The fully finished basement offers an excellent layout for an illegal suite, with a separate walk-up entrance. It includes 2 large bedrooms, a full kitchen with stainless steel appliances, a spacious living/recreation area, a 3-piece bathroom, a second laundry area, and utility room—providing both privacy and functionality for extended family or rental income.

Situated on an RC-G zoned lot, this home offers the potential for future multi-family development (subject to City of Calgary approval), making it a great long-term investment.

Falconridge is known for its convenience and accessibility—close to Metis Trail, McKnight Boulevard, schools, parks, public transportation, and local shopping plazas.

Whether you’re looking for a move-in-ready family home, an income-generating property, or a redevelopment opportunity, this home has it all.

Book your private showing today!

Built in 1982

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2248720  |
| Price          | \$579,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,082     |
| Acres          | 0.07      |

|            |             |
|------------|-------------|
| Year Built | 1982        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 380 Falton Drive Ne |
| Subdivision | Falconridge         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J 2X3             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                               |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-CG              |

### Listing Details

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