

\$549,990 - 380 Falton Drive Ne, Calgary

MLS® #A2254309

\$549,990

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

Falconridge, Calgary, Alberta

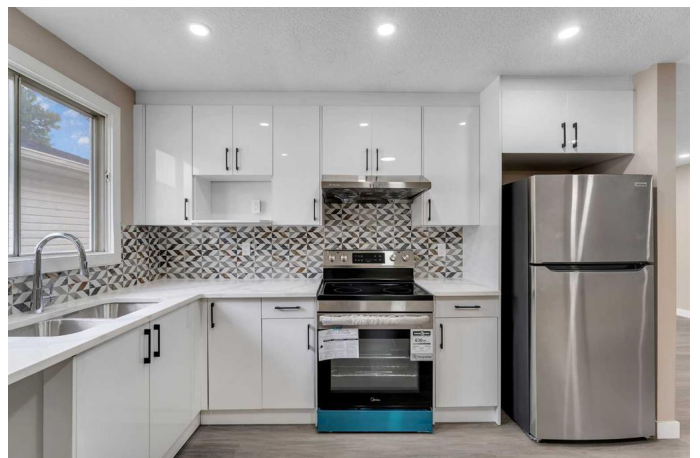
EXTENSIVELY RENOVATED | SEPARATE
ENTRANCE | ILLEGAL SUITE | 5
BEDROOMS & 3 FULL BATHROOMS |
OFF-STREET PARKING | RC-G ZONED |
QUIET STREET

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.

All exterior siding, roofing, and hail damage repairs have been completed with brand-new materials by certified professionals. 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® #	A2254309
Price	\$549,990
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	September 4th, 2025
Days on Market	3

Zoning

R-CG

Listing Details

Listing Office

Real Broker

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