

# \$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

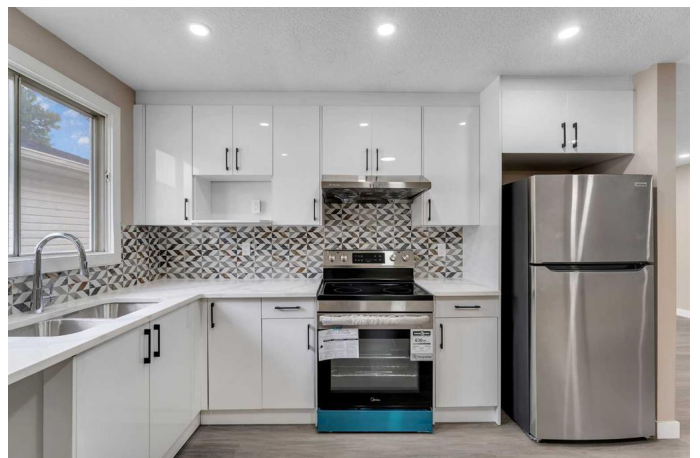
OFFER IS Accepted Waiting For Deposit  
.EXTENSIVELY RENOVATED | SEPARATE  
ENTRANCE | ILLEGAL SUITE | 5  
BEDROOMS & 3 FULL BATHROOMS |  
OFF-STREET PARKING | RC-G ZONED |  
QUIET STREET

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, you'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 cabinetry—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 | 15   |
| Zoning         | R-CG |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.