

143 Falton Drive NE  
Calgary, Alberta

MLS # A2242592



**\$439,000**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Introducing this UPDATED bungalow-style semi-detached home in the heart of Falconridge. This exceptional property features a fully finished two-bedroom illegal basement suite. Upon arrival, you are greeted by a freshly painted interior and new laminate flooring throughout, enhancing the home's bright and inviting atmosphere. The main level offers a spacious family room, a well-appointed kitchen, three bedrooms, one 4-piece bathroom, and a 2-piece ensuite. The lower level features a sizable family room—ideal for relaxation—along with two comfortable bedrooms, a 4-piece bathroom, and a laundry room. This home is ideally located within walking distance to parks and several schools. Don't miss the opportunity to own this bungalow-style home with an income-generating basement. RECENT UPDATES include: newer paint, laminate flooring, newer roof, and new basement windows.