

# \$475,000 - 20 Falton Way Ne, Calgary

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MLS® #A2266913

**\$475,000**

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Nestled on a quiet, tree-lined street in Falconridge, this inviting bungalow is packed with charm, warmth, and everyday comfort. Sunlight pours into the west-facing living room through a large picture window, showing off the beautiful hardwood floors that flow throughout the main level. The spacious kitchen is a true highlight, complete with stainless steel appliances and plenty of room to cook, gather, and connect.

Two generous bedrooms, a full four-piece bathroom, and a bright sunroom round out the main floor, creating a home that feels both functional and welcoming. Downstairs, the fully finished basement expands your living space with a large rec room, a third bedroom, another full bathroom, and loads of extra storage.

Step outside to your private, fully fenced backyard, ideal for relaxing, entertaining, or simply enjoying the sunshine. The oversized heated garage is the cherry on top, offering space for vehicles, hobbies, or that dream workshop youâ€™ve always wanted.

Close to schools, parks, shopping, and transit, this well-cared-for home has everything you need to settle in and stay awhile.

Come see why life in Falconridge feels like home.



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266913    |
| Price          | \$475,000   |
| 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          | 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    | October 25th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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