

# \$549,900 - 44 Falton Court Ne, Calgary

MLS® #A2228496

## \$549,900

5 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

| 5 BEDS | 2 BATHS | SEPARATE  
ENTRANCE | SEPARATE KITCHEN |  
OVERSIZED DOUBLE DETACHED GARAGE

| Welcome to this 5-bedroom, 2-bathroom bungalow located on a quiet cul-de-sac in the community of Falconridge. Bright and inviting, the main level is filled with natural light and features a spacious living area that flows into the kitchen and dining space. You'll also find three good-sized bedrooms and a full 4-piece bathroom on this level. The basement includes a separate entrance and offers its own large living area, kitchen, two additional bedrooms, and a 3-piece bathroom. Outside, enjoy the patio and oversized double detached garage. The home is located right beside a park and is just minutes from transit, schools, shopping, and more. Don't miss out- call your favourite agent to book a showing today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228496  |
| Price          | \$549,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,058     |
| Acres          | 0.10      |
| Year Built     | 1980      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 44 Falton Court Ne |
| Subdivision | Falconridge        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3J 1J3            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                   |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Back Lane, Cul-De-Sac, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |

ZoningR-CG

Listing Details

Listing OfficeeXp Realty

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