

# \$499,087 - 87 Falton Close Ne, Calgary

MLS® #A2223595

**\$499,087**

3 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.11 Acres

Falconridge, Calgary, Alberta

Not your average home, and it shows from the moment you arrive! Full of character, comfort, and quiet surprises, this charming 3-level split has been lovingly cared for. Enjoy FRESH CARPET underfoot, a MODERN TUB, and ON-DEMAND HOT WATER for those long, relaxing showers. The FINISHED BASEMENT offers a versatile family room, perfect for movie nights, game days, or quality time with family and friends. You'll also find a THIRD BEDROOM made of a flex space with its own 2-piece bath, offering comfort and privacy. There's also a MASSIVE CRAWL SPACE for all the things you need to store but don't want to see.

Big-ticket updates? Already done. The NEWER ROOF is less than 5 years old, and the WINDOWS AND DOORS are just over 10.

Step outside into your own garden oasis containing a SPACIOUS DECK, a mature crab apple tree bursting with stunning blooms you truly have to see to believe the color, blueberries, rhubarb, haskap, and lilac. Perennials in the front yard return every summer, adding life and color to the curb appeal.

The large lot includes PRIVATE REAR PARKING FOR TWO, and the home stays naturally cool in the summer thanks to its smart orientation.



Come take a look! Homes like this are RARE,  
and it just might be the one FOR YOU!

Built in 1981

**Essential Information**

MLS® #	A2223595
Price	\$499,087
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	888
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	87 Falton Close Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1X2

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, Treed, Garden, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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