

# \$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. Donâ€™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	12

Zoning                      R-CG

**Listing Details**

Listing Office              eXp Realty

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