

20 Falton Way NE
Calgary, Alberta

MLS # A2242415



\$488,000

Division:	Falconridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None Noted

Tucked away on a quiet, tree-lined street in Falconridge, this charming bungalow offers the perfect blend of comfort, character, and curb appeal. With sunny west exposure at the front, natural light fills the bright living room through a large picture window, highlighting the beautiful hardwood floors that run throughout the main level. The spacious kitchen is a dream for home cooks, featuring stainless steel appliances and plenty of room to prep, cook, and gather. Two well-sized bedrooms, a 4 piece bathroom, and a sunny, inviting sunroom complete the main floor—creating a warm and welcoming space to call home. The fully finished basement offers even more space to enjoy, with a large rec room, a third bedroom, an additional three-piece bathroom, and loads of storage. Step outside to your private, fully fenced backyard, complete with a massive oversized heated garage - perfect for vehicles, hobbies, or your dream workshop. Located close to schools, parks, shopping, and transit, this well-kept home is an ideal fit for families, first-time buyers, or anyone looking to settle into a friendly, amenity-rich community. Come see why life in Falconridge feels just right.