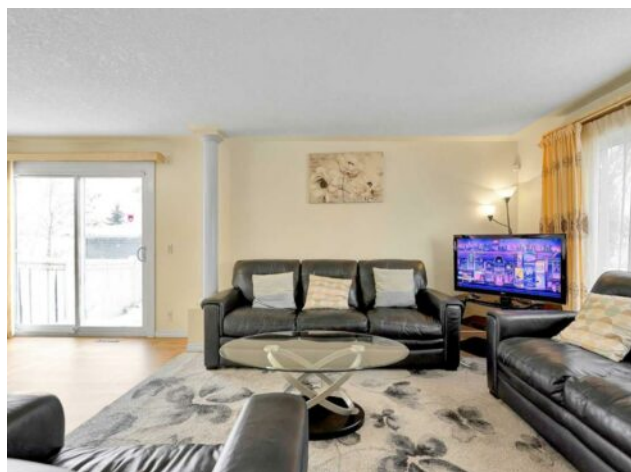


170 Falton Drive NE  
Calgary, Alberta

MLS # A2273172



**\$339,999**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** None

Great CORNER UNIT value in this well kept 2-storey townhouse in Falconridge - With 3 spacious bedrooms, 2 bathrooms, and a smart, open layout, this home is perfect for families, first-time buyers, or investors. The bright main floor welcomes you with an open living and dining space, ideal for hosting and everyday living. The kitchen offers generous storage and sunlight throughout the day, from backyard will take you the path walk. Upstairs, the primary bedroom and two additional large bedrooms with 4-piece bathroom A fully finished basement provides even more room and a full bathroom &mdash;great for a rec space, office, or home gym. Located steps away from schools, shopping, transit, and amenities, this home delivers convenience and comfort.