

# \$499,900 - 6336 Falton Road Ne, Calgary

MLS® #A2254096

**\$499,900**

4 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.10 Acres

Falconridge, Calgary, Alberta

Nicely located in the heart of Falconridge on a roadway with local traffic only! Quick access to Stoney Trail to get you to any destination with ease. Close to schools, shopping, recreation facilities and great selection of eateries nearby! This well kept 4 level split has 4 bedrooms with the one on the lower level just a wee bit shy of proper egress. Spacious family room on the third level for relaxing or entertaining. Very functional galley kitchen and dining area with sliding patio doors onto a nice size deck to enjoy on those beautiful mornings and warm evenings. The oversized double garage makes a fabulous mancave and is capable of housing large vehicles! Paved alley for a dust free experience. Nice yard includes RV parking and a shed for keeping your tools out of the garage. This fine home is truly a turnkey property ready for the new owners to enjoy for many years to come. No disappointments here so call your favorite realtor and book your private viewing today!

Built in 1980

## Essential Information

MLS® #	A2254096
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	881
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	6336 Falton Road Ne
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1K3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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