# \$399,000 - 1416, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2231290

## \$399,000

2 Bedroom, 3.00 Bathroom, 1,096 sqft Residential on 0.00 Acres

Martindale, Calgary, Alberta

Amazing location for this wonderful 2 storey townhouse! Just steps from the Genesis Center, Nelson Mandela High School and the Saddletowne LRT station, enjoy convenient living from this prime location. The home itself is in move in condition featuring a main level living room, dining area, spacious kitchen with nook and half bath. The kitchen is well appointed with quartz countertops, stainless steel appliances and vinyl plank flooring to match the trendy shaker cabinetry. Upstairs, there are 2 bedrooms plus 2 full baths. Out back, enjoy access to your private, fenced yard! These energy efficient homes have solar panels to help with electricity costs . This would be a great investment property or a first home.



Half Baths

#### **Essential Information**

MLS® # A2231290 Price \$399,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Square Footage 1,096 Acres 0.00

Year Built 2022

Type Residential

1







Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 1416, 7451 Falconridge Boulevard Ne

Subdivision Martindale

City Calgary
County Calgary
Province Alberta
Postal Code T3J0Z8

## **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Stall, Assigned

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 15th, 2025

Days on Market 70

Zoning M-C2

## **Listing Details**

Listing Office RE/MAX Complete Realty

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