

# \$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

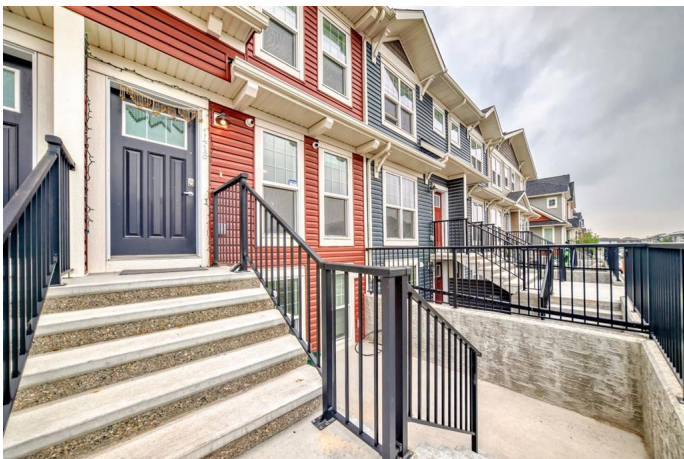
Martindale, Calgary, Alberta

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.

Built in 2022

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231290    |
| Price          | \$399,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,096       |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |



|          |               |
|----------|---------------|
| 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 | 77              |
| Zoning         | M-C2            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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