

# \$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

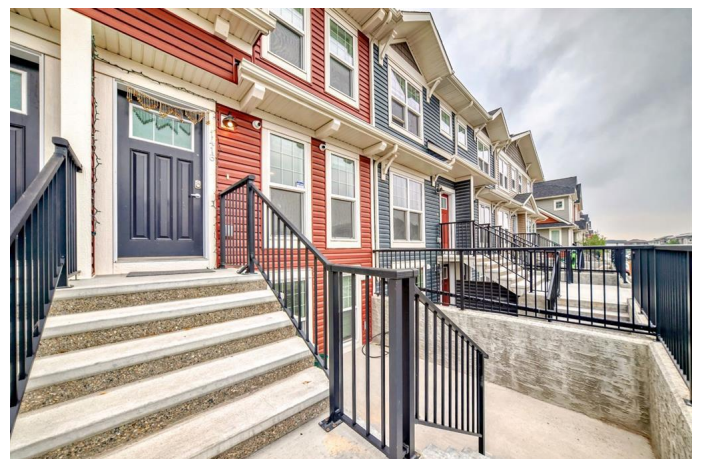
Martindale, Calgary, Alberta

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	49
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX Complete Realty
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