

\$399,999 - 1616, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2115525

\$399,999

5 Bedroom, 4.00 Bathroom, 1,280 sqft
Residential on 0.02 Acres

Martindale, Calgary, Alberta

Welcome Home!! Welcome to a new lifestyle!! This 1280 sq ft, 5 bedroom total townhome is located in the community of REACH Martindale, a 30 second walk to the Genesis community of wellness and YMCA! When you enter this unit you will see vinyl plank flooring throughout the open concept main floor. A large living room flows into the dining room and then into the large kitchen. The kitchen has stainless steel appliances, Granite countertops, good sized island, ample counter and cupboard space. Head upstairs, there is vinyl plank throughout up here also. 3 bedrooms 2 bathrooms, the master being large and with an ensuite. The partially finished basement has 2 more bedrooms, laundry area and a 4 piece bathroom. Step out the back door to your own private backyard. This unit comes with 1 assigned parking stall, low condo fees and lots of visitor parking. Close to shopping, parks, walking paths and the wellness center. This place is perfect for a first time home buyers and families. Welcome Home!!

Built in 2018

Essential Information

MLS® #	A2115525
Price	\$399,999
Sold Price	\$446,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,280
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1616, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Level, Private, Rectangular Lot

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2024
Date Sold	April 5th, 2024
Days on Market	5
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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