

\$375,000 - 1422, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2120350

\$375,000

2 Bedroom, 3.00 Bathroom, 1,110 sqft
Residential on 0.00 Acres

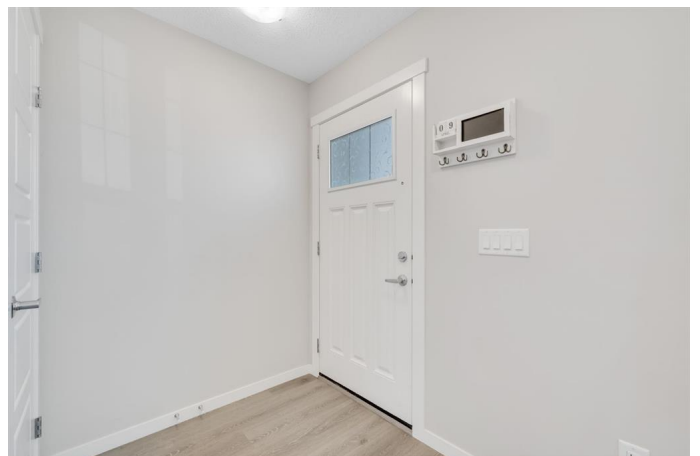
Martindale, Calgary, Alberta

Welcome to #1422 7451 Falconridge Boulevard, a stunning two-storey townhome nestled in the vibrant community of Martindale, Calgary. This meticulously maintained home boasts luxurious features and modern conveniences, making it the perfect place to call home.

As you step inside, you'll be greeted by the warmth of luxury vinyl plank flooring that graces the spacious main floor. The open-concept layout seamlessly blends the living, dining, and kitchen areas, creating an inviting space for relaxation and entertainment. The kitchen is a chef's delight, showcasing a stylish island with granite countertops, ample cabinetry, a convenient pantry and sleek stainless-steel appliances.

Upstairs, you'll find plush carpets that lead to two generously sized bedrooms, each offering comfort and privacy. The primary bedroom features a three piece ensuite, providing a tranquil retreat after a long day. An additional full four piece bathroom serves the second bedroom and guests alike.

One of the highlights of this home is its private, fully fenced backyard, offering a serene outdoor oasis for gatherings or enjoying your morning coffee in peace. With low condo fees and convenient visitor parking, this townhome



provides the perfect balance of affordability and convenience.

Located in the heart of Martindale, residents of this home have access to solar panels, an array of amenities and attractions. The nearby Genesis Centre offers a plethora of recreational activities, including a fitness centre, swimming pool, and indoor soccer fields, ensuring there's something for everyone to enjoy. Plus, Martindale is renowned for its family-friendly atmosphere, with parks, schools, and shopping just moments away.

Don't miss your chance to experience the best of townhome living in Martindale. Schedule your showing today!

Built in 2022

Essential Information

MLS® #	A2120350
Price	\$375,000
Sold Price	\$394,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1422, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 0Z8

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Guest, Stall

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Electric
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 23rd, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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