

\$400,000 - 2108, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2124235

\$400,000

3 Bedroom, 3.00 Bathroom, 1,282 sqft
Residential on 0.03 Acres

Martindale, Calgary, Alberta

Welcome to REACH Martindale! This welcoming, beautiful and spacious townhome offers 1,282sqft of livable space with 3 bedrooms, 2.5 bathrooms and a private backyard! Main floor features vinyl plank throughout, a modest sized living space, a dining area, 2-piece bathroom, a kitchen that is equipped with stainless steel appliances and a quartz countertop with bar seating! Upper level includes a primary bedroom with a 4-piece ensuite, 2 bedrooms and a 4-piece bathroom. Lower level has a washer and a dryer, 2 egress windows at both ends, and a conveniently positioned rough-in, great opportunity to add extra rooms and a bathroom in the future! This unit also comes with 1 assigned parking stall and tons of visitor parking stalls, also located close to the Genesis Centre, parks, paths, schools and shopping areas! Contact your favorite Realtor and book your showing today!

Built in 2018

Essential Information

MLS® #	A2124235
Price	\$400,000
Sold Price	\$425,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	2108, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Z8

Amenities

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

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 29th, 2024
Days on Market	10
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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