

# \$418,000 - 2112, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2155646

**\$418,000**

3 Bedroom, 4.00 Bathroom, 1,204 sqft  
Residential on 0.03 Acres

Martindale, Calgary, Alberta

Discover your dream home in the heart of Falconridge NE! This exceptional townhouse offers an impressive 1,692.10 square feet of living space. Featuring solar roofing and A/C, this home ensures energy efficiency and comfort. With three spacious bedrooms and 3.5 well-appointed bathrooms, including an ensuite 3P, this residence is perfect for families or those who love to entertain. The basement, measuring 487.9 square feet, provides an additional living area, ideal for a home theater, gym, or guest suite, and includes unfinished storage and a laundry room. The upper level boasts 597.50 square feet, adding to the home's generous space. Every corner of this home exudes comfort and style, with modern finishes and thoughtful details throughout. Located in a vibrant neighborhood, you'll enjoy convenient access to local amenities, playgrounds, parks, and schools. Don't miss this opportunity to own a piece of Falconridge's finest! Contact us to schedule your showing.

Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2155646  |
| Price      | \$418,000 |
| Sold Price | \$418,000 |
| Bedrooms   | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,204         |
| Acres          | 0.03          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 2112, 7451 Falconridge Boulevard Ne |
| Subdivision | Martindale                          |
| City        | Calgary                             |
| County      | Calgary                             |
| Province    | Alberta                             |
| Postal Code | T3J 0Z8                             |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Other             |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 7th, 2024  |
| Date Sold      | August 26th, 2024 |
| Days on Market | 19                |
| Zoning         | M-C2              |
| HOA Fees       | 0.00              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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