

# \$449,900 - 1608, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2163397

**\$449,900**

4 Bedroom, 4.00 Bathroom, 1,287 sqft  
Residential on 0.03 Acres

Martindale, Calgary, Alberta

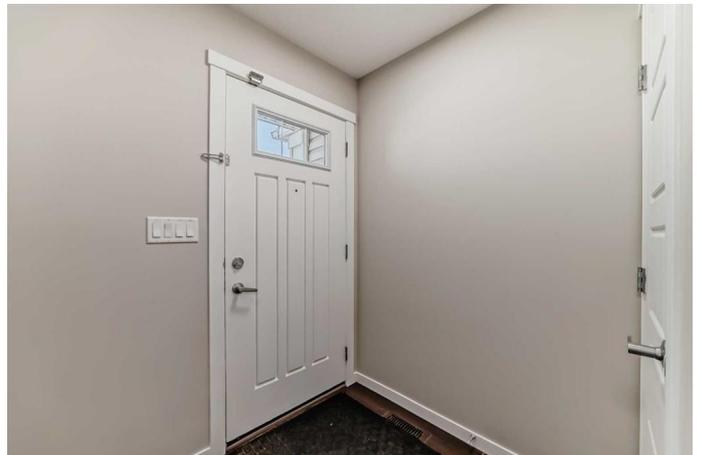
\*\*\*\*Location\*\*\*\*Location\*\*\*\*Prime Location\*\*\*\*.

A house that you can call Home, in the heart of Falconridge NE, steps away from YMCA Genesis Centre, FreshCo, Shoppers, Banks, Saddlewon LRT! This townhouse features an impressive 1818.40 sqft of living space. Featuring solar panels. 4 spacious bedroom with 3.5 bathrooms, including a 4pc Ensuite. A basement that you would fall in love with, high quality material used to built the basement. This house is perfect for bigger families.

Built in 2018

## Essential Information

MLS® #	A2163397
Price	\$449,900
Sold Price	\$439,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold



## Community Information

Address	1608, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0Z8

## Amenities

Amenities	Park, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Off Street, Plug-In, Public Electric Vehicle Charging Station(s)

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wired for Data
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Electric, Forced Air, Solar
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	September 12th, 2024
Date Sold	October 2nd, 2024
Days on Market	20
Zoning	M-C2
HOA Fees	0.00

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.