

1434, 7451 Falconridge Boulevard NE  
Calgary, Alberta

MLS # A2265018



## \$420,000

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** NONE

Welcome to this stunning 2-storey townhouse in Martindale, boasting over 1,300 sq ft of living area. This beautiful property features 3 spacious bedrooms, 2.5 bathrooms, open-concept living and a dining space. The main floor showcases a bright and airy living room with huge windows, offering outside view and plenty of natural light. As you move forward, you'll find a huge kitchen with stainless steel appliances, ample storage space and a generous kitchen island. A spacious pantry is conveniently located right opposite the kitchen. Adjacent to the kitchen is the dining area, featuring a large vertical window that brings in plenty of natural light. The kitchen has a door that leads out to the backyard, providing effortless access to the outdoors. A convenient 2 piece bathroom completes this level. The upper floor has all three bedrooms. The primary bedroom is filled with natural light through huge windows. It features double closets and a four-piece ensuite bathroom. The other bedrooms are equally impressive, with spacious closets and large windows that allow for plenty of natural light. The two bedrooms share a common bathroom in the hallway. A laundry area on this level adds practicality and convenience. The backyard is fully fenced for privacy, where you can relax and unwind. Situated in a prime location, this property is close to local amenities, including the Genesis community centre, schools, C-train stations, various grocery stores and major financial institutions.