1616, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2267226
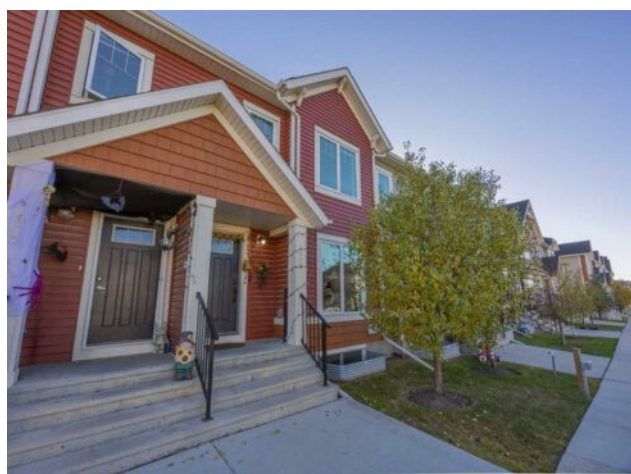
$510,000

Division:	Martindale
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,297 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Stall
Lot Size:	0.03 Acre
Lot Feat:	Back Yard, Close to Clubhouse

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 359
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home

Inclusions: None

Spacious and well-maintained 5-bedroom townhouse ideally located just minutes from the Genesis Centre in Northeast Calgary. This family-friendly home features a functional layout with generous living spaces, ample natural light, and room for a growing family. Enjoy the rare advantage of a private backyard, perfect for summer BBQs, kids’ playtime, or relaxing evenings outdoors. Conveniently close to schools, parks, shopping, public transit, and major roadways. An excellent opportunity for families, first-time buyers, or investors seeking strong rental potential in a high-demand location. Investor Alert : There are tenants living in the property who are willing to stay!!