1318, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2274472
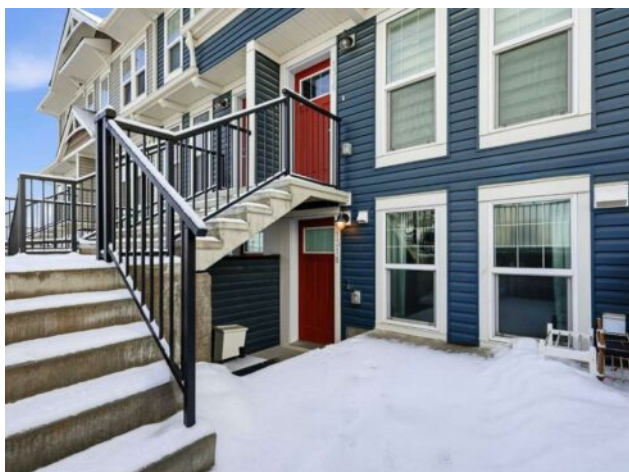
$250,000

Division:	Martindale
Type:	Residential/Five Plus
Style:	Townhouse

Size:	577 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	1	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	See Remarks

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 148
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Welcome to 1318–7451 Falconridge Blvd NE, an affordable entirely below-grade unit in the established community of Falconridge, ideal for first-time buyers, downsizers, or investors. The home offers a functional layout with a bright living area, practical kitchen with ample cabinetry, adjoining dining space, and well-sized bedroom with closet space, along with flexibility for storage and laundry. Conveniently located near schools, parks, public transit, shopping, and major roadways including McKnight Blvd and Stoney Trail, this property provides excellent city access, assigned parking, and low-maintenance condo living, making it a solid opportunity in Calgary’s northeast.