

1318, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2274472

\$239,999



Division:	Martindale		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	577 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		
Heating:	Baseboard		
Floors:	Carpet, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Concrete, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
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.