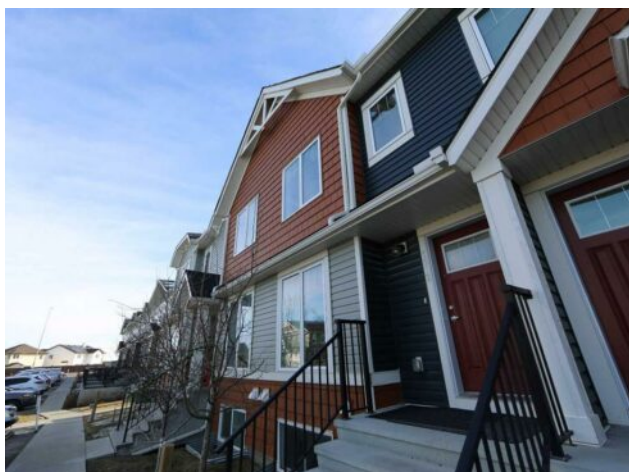


1512, 7451 Falconridge Boulevard NE  
Calgary, Alberta

MLS # A2281349



## \$379,999

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Stall, Titled		
<b>Lot Size:</b>	0.03 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>	\$ 367
<b>Basement:</b>	Full	<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>	Open Floorplan		

**Inclusions:** Solar Panels

Come see this 4 Bedroom, family home in a great location right next to the Genesis Centre, schools and stores. This is a wonderful home ready to welcome you and your family. A nice bright unit with a sunny facing south backyard, perfect for enjoying warm summer nights. 3 bedrooms up provides lots of space for your growing family. Another good sized bedroom is in the basement with it's own bathroom and a great space perfect as a media room or potentially a gym or crafts area. 2 parking stalls right out front of the unit, 1 titled, 1 assigned allow for 2 cars.