1416, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2231290

$409,000

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

Size:	1,096 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	2	**Baths:**	2 full / 1 half

Garage:	Assigned, Stall
Lot Size:	-
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 303
Basement:	None		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	M-C2
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home			

Inclusions:	N/A

Amazing location for this wonderful 2 storey townhouse! Just steps from the Genesis Center, Nelson Mandela High School and the Saddletowne LRT station, enjoy convenient living from this prime location. The home itself is in move in condition featuring a main level living room, dining area, spacious kitchen with nook and half bath. The kitchen is well appointed with quartz countertops, stainless steel appliances and vinyl plank flooring to match the trendy shaker cabinetry. Upstairs, there are 2 bedrooms plus 2 full baths. Out back, enjoy access to your private, fenced yard! These energy efficient homes have solar panels to help with electricity costs .This would be a great investment property or a first home.