



**GRASSROOTS**  
REALTY GROUP

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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&ndash;7451 Falconridge Blvd NE, a well-located and affordable property in the established community of Falconridge. This home offers a functional layout with comfortable living spaces, making it an excellent option for first-time buyers, downsizers, or investors. The main level features a bright living area with natural light, a practical kitchen with ample cabinetry, and an adjoining dining space perfect for everyday living. Upstairs offers generously sized bedrooms with closet space, while the lower level provides additional flexibility for storage, laundry, or future development options. Conveniently located close to schools, parks, transit, shopping, and major roadways including McKnight Blvd and Stoney Trail, this property offers unbeatable access throughout the city. Assigned parking and low-maintenance living add to the overall value. Whether you're looking to move in or add a solid holding property to your portfolio, this is a great opportunity in Calgary's northeast.