



**GRASSROOTS**  
REALTY GROUP

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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	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, 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&rsquo;s northeast.