



**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 1318–7451 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.