



GRASSROOTS
REALTY GROUP

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**1016, 7451 Falconridge Boulevard NE
Calgary, Alberta**

MLS # A2280008



\$399,000

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Cleared, Landscaped, Low Maintenance Landscape, No Neighbo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		
Inclusions:	Solar panels		

* OPEN HOUSE SUNDAY JANUARY 18TH FROM 1PM TO 3PM* This is the opportunity you have been waiting for, 4 beds, 3.5 baths, 2 parking stalls, private back yard, and low condo fees. Perfect for first time home buyers, Martindale is a community with tons of amenities with easy access to Ctrain station, bus stop is just at your door step, Genesis centre is across the street, Calgary Airport, Peter Lougheed centre and more thing to explore.