



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 Neighbor		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 344

LLD: -

Zoning: M-C2

Utilities: -

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.