



**1512, 7451 Falconridge Boulevard NE
Calgary, Alberta**

MLS # A2281349

\$379,999



Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	Solar Panels		

Come see this 4 Bedroom, family home in a great location right next to the Genesis Centre, schools and stores. This is a wonderful home ready to welcome you and your family. A nice bright unit with a sunny facing south backyard, perfect for enjoying warm summer nights. 3 bedrooms up provides lots of space for your growing family. Another good sized bedroom is in the basement with its own bathroom and a great space perfect as a media room or potentially a gym or crafts area. 2 parking stalls right out front of the unit, 1 titled, 1 assigned allow for 2 cars.