1818, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2287756

$234,900

Division:	Martindale
Type:	Residential/Other
Style:	3 (or more) Storey
Size:	577 sq.ft.
Age:	2022 (4 yrs old)
Beds:	1
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	Low Maintenance Landscape

Heating:	Boiler	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 149
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	none

Welcome to this beautifully maintained 1-bedroom, 1-bathroom home, perfectly suited for a first-time buyer or savvy investor! Located at the quiet far west end of the complex, this home is ideally positioned on a peaceful courtyard with no drive-by traffic, offering added privacy and a serene setting. Inside, you’ll find a bright and inviting living space with a functional, open layout that makes everyday living comfortable and efficient. The kitchen offers ample cabinetry and workspace, while the spacious primary bedroom provides generous closet space and a relaxing retreat at the end of the day. The full bathroom is clean, well-maintained, and conveniently located. Step outside and enjoy the courtyard setting just steps from green space. Directly across the park you’ll find the Genesis Centre, along with nearby shopping, schools, and public transit — making this an incredibly convenient location for commuters and active lifestyles alike. An excellent opportunity to stop renting and start building equity in a welcoming community. Please note: 24 hours’ notice is required for all showings.