



1732, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2297389



\$405,000

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 359
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Microwave Hood Fan Sold "As Is" condition.

Welcome to this wonderful 2-storey townhouse ideally located in a highly sought-after community! Just steps from the Genesis Centre, Nelson Mandela High School, and the Saddletowne LRT Station, this home offers exceptional convenience with quick access to schools, transit, shopping, restaurants, and everyday amenities—perfect for families, first-time buyers, or investors. Proudly owned by the original owners, this home has been well cared for and is in move-in ready condition. Step inside to a bright and open-concept main floor featuring a spacious living room filled with natural light, a dedicated dining area, and a well-appointed kitchen complete with stainless steel appliances, ample cabinetry, and plenty of counter space—perfect for both daily living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find a comfortable and functional layout with a generous primary bedroom featuring a private 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom—ideal for growing families. The fully finished basement was professionally developed by the builder, offering peace of mind and seamless design. It features two additional bedrooms and a 4-piece bathroom, providing extra living space for extended family or guests. Step outside to enjoy your private, fenced, south-facing backyard, perfect for relaxing, gardening, or hosting summer gatherings. This is a fantastic opportunity to own a well-maintained, original-owner home in a prime location with incredible accessibility. Book your private showing today—homes like this don’t last long!