

1016, 7451 Falconridge Boulevard NE
 Calgary, Alberta

MLS # A2255674



\$415,000

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
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: N/A

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.