

**1434, 7451 Falconridge Boulevard NE**  
**Calgary, Alberta**

**MLS # A2265018**



**\$420,000**

|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Martindale            |               |                  |
| <b>Type:</b>     | Residential/Five Plus |               |                  |
| <b>Style:</b>    | 2 Storey              |               |                  |
| <b>Size:</b>     | 1,396 sq.ft.          | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Stall                 |               |                  |
| <b>Lot Size:</b> | 0.22 Acre             |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot       |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 398 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan |                   |        |

**Inclusions:** NONE

Welcome to this stunning 2-storey townhouse in Martindale, boasting over 1,300 sq ft of living area. This beautiful property features 3 spacious bedrooms, 2.5 bathrooms, open-concept living and a dining space. The main floor showcases a bright and airy living room with huge windows, offering outside view and plenty of natural light. As you move forward, you'll find a huge kitchen with stainless steel appliances, ample storage space and a generous kitchen island. A spacious pantry is conveniently located right opposite the kitchen. Adjacent to the kitchen is the dining area, featuring a large vertical window that brings in plenty of natural light. The kitchen has a door that leads out to the backyard, providing effortless access to the outdoors. A convenient 2 piece bathroom completes this level. The upper floor has all three bedrooms. The primary bedroom is filled with natural light through huge windows. It features double closets and a four-piece ensuite bathroom. The other bedrooms are equally impressive, with spacious closets and large windows that allow for plenty of natural light. The two bedrooms share a common bathroom in the hallway. A laundry area on this level adds practicality and convenience. The backyard is fully fenced for privacy, where you can relax and unwind. Situated in a prime location, this property is close to local amenities, including the Genesis community centre, schools, C-train stations, various grocery stores and major financial institutions.