

1404, 7451 Falconridge Boulevard NE  
Calgary, Alberta

MLS # A2227076



# \$421,900

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, See Remarks		

<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>	\$ 357
<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>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

LOCATION ! LOCATION ! LOCATION ! GORGEOUS THREE BEDROOM , 2.5 BATHS CORNER UNIT WITH VERY OPEN AND APPEALING LAY OUT, VERY SPACIOUS, HUGE LIVING ROOM, BEAUTIFUL KITCHEN AND DINING AREA, STEPS AWAY FROM GENESIS CENTRE, WALKING DISTANCE TO ALL OTHER AMENITIES LIKE LRT, TRANSIT, SHOPPING, BANKING, SWIMMING, SCHOOLS ETC. A MUST SEE ! VACANT FOR IMMEDIATE POSSESSION .