

**1404, 7451 Falconridge Boulevard NE
Calgary, Alberta**

MLS # A2227076



\$421,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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 .