

# \$415,000 - 1016, 7451 Falconridge Boulevard Ne, Calgary

MLS® #A2255674

**\$415,000**

4 Bedroom, 4.00 Bathroom, 1,196 sqft  
Residential on 0.00 Acres

Martindale, Calgary, Alberta

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.

Built in 2020

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255674      |
| Price          | \$415,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,196         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

Address 1016, 7451 Falconridge Boulevard Ne



|             |            |
|-------------|------------|
| Subdivision | Martindale |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3J 0Z8    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground, Visitor Parking |
| Parking Spaces | 2                                 |
| Parking        | Assigned, Stall                   |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Window Unit(s)                                                             |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Back Yard, Cleared, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-C2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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