

# \$399,000 - 1636, 7451 Falconridge Boulevard Ne, Calgary

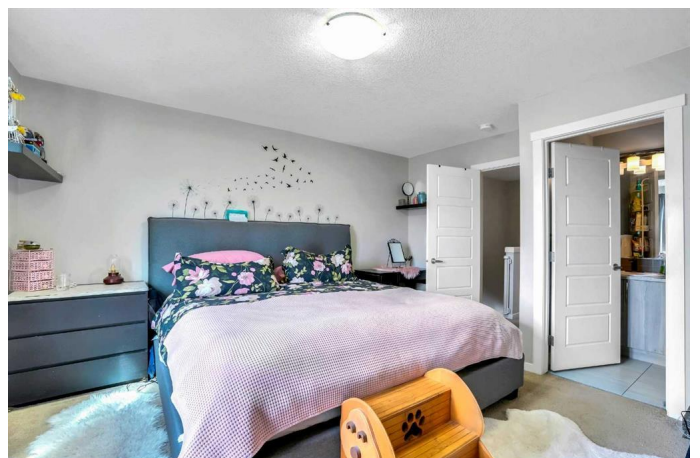
MLS® #A2213690

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,315 sqft  
Residential on 0.00 Acres

Martindale, Calgary, Alberta

Step into a home that has been truly cherished and cared for, where every detail reflects pride of ownership and a welcoming spirit. This immaculately maintained 3-bedroom, 2.5-bath residence offers 1,315 sq ft of thoughtfully designed living space above grade, making it an inviting haven for families, couples, or anyone seeking comfort and connection. From the moment you walk in, you'll sense the warmth and attention that has gone into every corner. The main living areas are bright and open, ideal for both quiet evenings and lively gatherings. Upstairs, three spacious bedrooms provide restful retreats, while the primary suite features its own private bath for added convenience. The unfinished basement, with two large windows, is a blank canvas ready for you to bring your dreams to life. Whether you envision a cozy family room, a home gym, or a creative studio, this space offers endless possibilities for customization and personal touch. Step outside to a backyard designed for relaxation and enjoyment. Picture yourself unwinding with a cup of coffee in the morning sun or hosting friends for weekend barbecues in this quaint, peaceful outdoor space. It's the perfect setting to recharge or make memories with loved ones. Location is everything, and this home is ideally situated just across from the Genesis Centre, a vibrant community hub offering sports, fitness, events, and social programs for all ages. Imagine the



convenience of having recreation, activities, and community events just steps from your door. Families will also appreciate the abundance of nearby schools, making morning routines a breeze, and the wealth of shopping options ensures you're never far from what you need. This home isn't just a place to live, it's a place to belong. It's been lovingly maintained and is ready for its next chapter with someone who will appreciate its comfort, potential, and community connections. If you're looking for a home where you can settle in, make memories, and truly feel at ease, this is your opportunity. Come see for yourself what makes this property so special. Book your showing today and imagine the possibilities for your future here.

Built in 2018

### **Essential Information**

MLS® #	A2213690
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1636, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J0Z8

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	5
Zoning	M-C2

### **Listing Details**

Listing Office	KIC Realty
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