

# \$421,900 - 1404, 7451 Falconridge Boulevard Ne, Calgary

---

MLS® #A2227076

**\$421,900**

3 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.00 Acres

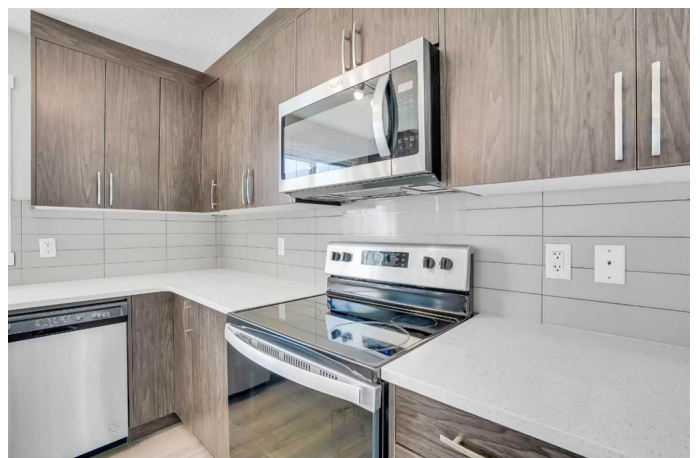
Martindale, Calgary, Alberta

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 .

Built in 2022

## Essential Information

MLS® #	A2227076
Price	\$421,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	1404, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z8

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	76
Zoning	M-C2

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.