

# \$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

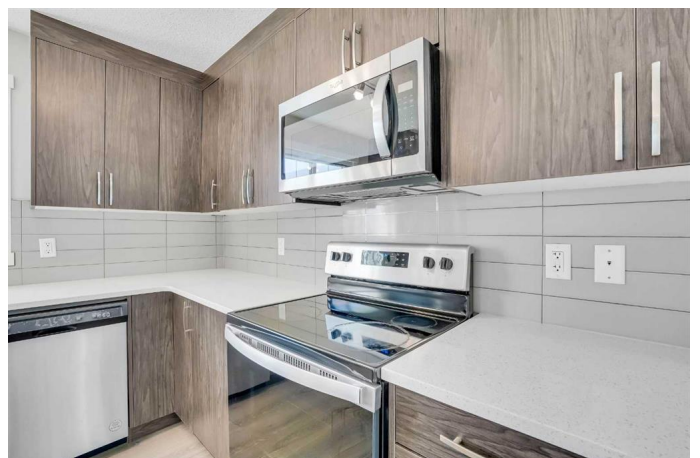
Martindale, Calgary, Alberta

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 | 13             |
| 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.