

# \$242,900 - 1426, 7451 Falconridge Boulevard Ne, Calgary

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MLS® #A2214836

**\$242,900**

1 Bedroom, 1.00 Bathroom, 513 sqft  
Residential on 0.00 Acres

Martindale, Calgary, Alberta

Step into this exquisitely designed condo, where refinement and practical functionality blend seamlessly. Discover this rare opportunity to own a modern living space in this impeccable one-bedroom, one-bathroom contemporary unit, constructed in 2022 and newly painted. Featuring a neutral color palette, vinyl flooring, and stainless steel appliances, this residence embodies contemporary sophistication. Enjoy your own private outdoor patio, perfect for sipping morning coffee or relaxing on warm summer evenings. This unit also includes an assigned parking stall with a plug-in. Ideally situated near the YMCA Genesis Centre, FreshCo, Shoppers, Saddletowne LRT station, and numerous other amenities, convenience is literally at your doorstep. Perfect for first-time homebuyers or investors, Airbnb and rental options are available. New home warranty included. Embrace a lifestyle of comfort and accessibility in this meticulously maintained gem, boasting very low condominium fees. Schedule your viewing today!

Built in 2022

## Essential Information

MLS® #	A2214836
Price	\$242,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	513
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	1426, 7451 Falconridge Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Shingle Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	M-C2

## **Listing Details**

Listing Office	eXp Realty
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