

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

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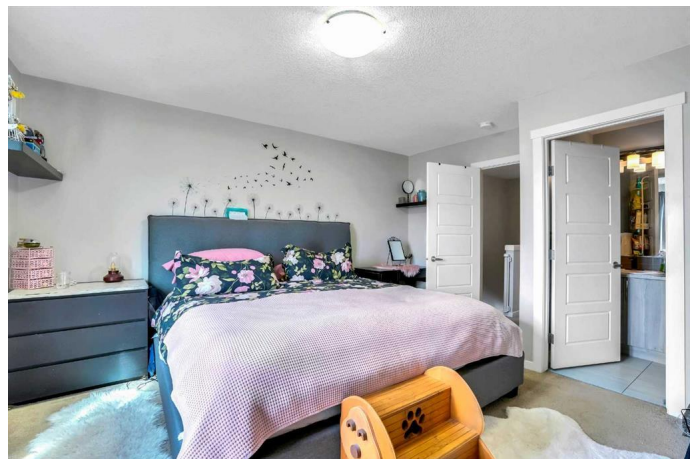
MLS® #A2213690

**\$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 youâ€™re never far from what you need. This home isnâ€™t just a place to live, itâ€™s a place to belong. Itâ€™s been lovingly maintained and is ready for its next chapter with someone who will appreciate its comfort, potential, and community connections. If youâ€™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 | 11               |
| Zoning         | M-C2             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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