

1426, 7451 Falconridge Boulevard NE
Calgary, Alberta

MLS # A2214836



\$242,900

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	513 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 133
Basement:	None	LLD:	-
Exterior:	Concrete, Shingle Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub		
Inclusions:	N/A		

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!