



**GRASSROOTS**  
REALTY GROUP

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1322, 7451 Falconridge Boulevard NE  
Calgary, Alberta

MLS # A2311561



**\$389,900**

|           |                                      |        |                  |
|-----------|--------------------------------------|--------|------------------|
| Division: | Falconridge                          |        |                  |
| Type:     | Residential/Five Plus                |        |                  |
| Style:    | 2 Storey                             |        |                  |
| Size:     | 1,245 sq.ft.                         | Age:   | 2021 (5 yrs old) |
| Beds:     | 2                                    | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad                          |        |                  |
| Lot Size: | -                                    |        |                  |
| Lot Feat: | Back Yard, Low Maintenance Landscape |        |                  |

|             |                                                                                                  |            |        |
|-------------|--------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                          | Water:     | -      |
| Floors:     | Carpet, Laminate, Tile                                                                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                  | Condo Fee: | \$ 329 |
| Basement:   | None                                                                                             | LLD:       | -      |
| Exterior:   | Wood Frame                                                                                       | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                                                                                  | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |            |        |

Inclusions: N/A

Welcome to this beautifully maintained modern townhome located in the heart of Falconridge. Built in 2021, this stylish two-storey home offers the perfect blend of comfort, functionality, and low-maintenance living &mdash; ideal for first-time buyers, young families, or investors. Step inside to discover a bright open-concept main floor designed for everyday living and entertaining. The spacious living and dining areas flow seamlessly into the contemporary kitchen, featuring sleek cabinetry, stainless steel appliances, ample counter space, pantry storage, and a large island perfect for casual dining and gatherings. A convenient 2-piece bathroom on the main floor adds extra comfort for guests and daily use. Upstairs, you'll find two exceptionally spacious bedrooms, each thoughtfully designed for comfort and privacy. The primary bedroom features its own private ensuite bathroom, while an additional full bathroom serves the second bedroom and family members alike. Enjoy outdoor living in your private fenced yard &mdash; a perfect space for summer BBQs, relaxing evenings, or enjoying your morning coffee. Low condo fees and low-maintenance living make this property an excellent opportunity for homeowners and investors alike. One of the many highlights of this home is its exceptional location. Situated just minutes from the nearby CTrain station, commuting across the city is quick and convenient. You'll also enjoy close proximity to the Genesis Centre, schools, parks, shopping, restaurants, grocery stores, and major roadways including Stoney Trail and McKnight Boulevard. Everything you need is just around the corner, making everyday living incredibly convenient. Don't miss this opportunity to own a newer, move-in-ready home in Falconridge. Book your private showing today!

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