



THE
A-TEAM

**RE/MAX
FIRST**

7451 FALCONRIDGE Boulevard #1608, Calgary T3J0Z8

MLS®#: **A2163397**

Area: **Martindale**

Listing Date: **09/12/24**

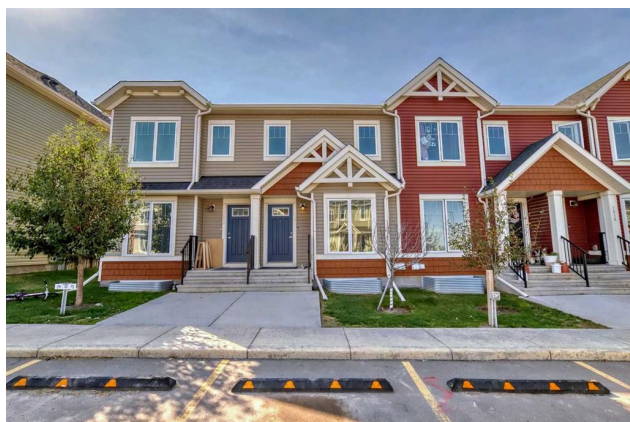
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,287 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**
Low Sqft:
Ttl Sqft: **1,287**

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Guest,Off Street,Plug-In,Public Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Forced Air,Solar**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Wired for Data**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	39`3" x 7`0"	Kitchen With Eating Area	Main	14`0" x 11`5"
Dining Room	Main	11`2" x 7`5"	Living Room	Main	18`10" x 11`2"
Entrance	Main	3`4" x 7`4"	Porch - Enclosed	Main	6`1" x 4`0"
4pc Ensuite bath	Second	4`11" x 8`1"	Bedroom - Primary	Second	15`2" x 14`2"
4pc Bathroom	Second	8`1" x 4`11"	Bedroom	Second	12`1" x 7`4"
Bedroom	Second	7`4" x 13`9"	Laundry	Basement	3`8" x 3`9"
Furnace/Utility Room	Basement	8`5" x 6`2"	Bedroom	Basement	14`2" x 12`10"

3pc Bathroom

Basement

7`11" x 4`11"

Family Room
Legal/Tax/Financial

Basement

11`11" x 14`5"

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1910981**

Remarks

Pub Rmks: ******Location****Location****Prime Location****. A house that you can call Home, in the heart of Falconridge NE, steps away from YMCA Genesis Centre, FreshCo, Shoppers, Banks, Saddletwon LRT! This townhouse features an impressive 1818.40 sqft of living space. Featuring solar panels. 4 spacious bedroom with 3.5 bathrooms, including a 4pc Ensuite. A basement that you would fall in love with, high quality material used to built the basement. This house is perfect for bigger families.**

Inclusions:
Property Listed By: **Wall mount for TV
URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









