



## 7451 Falconridge Boulevard Calgary Alberta

\$510,000

Spacious and well-maintained 5-bedroom townhouse ideally located just minutes from the Genesis Centre in Northeast Calgary. This family-friendly home features a functional layout with generous living spaces, ample natural light, and room for a growing family. Enjoy the rare advantage of a private backyard, perfect for summer BBQs, kids' playtime, or relaxing evenings outdoors. Conveniently close to schools, parks, shopping, public transit, and major roadways. An excellent opportunity for families, first-time buyers, or investors seeking strong rental potential in a high-demand location. Investor Alert : There are tenants living in the property who are willing to stay!! (id:6769)

4pc Bathroom 4.92 Ft x 8.08 Ft

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Bedroom 12.17 Ft x 7.42 Ft

Bedroom 13.33 Ft x 7.42 Ft

Primary Bedroom 15.17 Ft x 15.17 Ft

4pc Bathroom 7.92 Ft x 7.58 Ft

Bedroom 10.92 Ft x 14.42 Ft

Bedroom 11.00 Ft x 12.25 Ft

Furnace 7.92 Ft x 7.67 Ft

2pc Bathroom 7.00 Ft x 3.33 Ft

Dining room 11.17 Ft x 11.42 Ft

Kitchen 14.08 Ft x 12.33 Ft

Living room 13.83 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Brilliant Realty

**RE/MAX Realty Professionals**

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