

**209, 5555 Falsbridge Drive NE
Calgary, Alberta****MLS # A2259896****\$275,000**

Division:	Falconridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and inviting corner unit, 2-bedroom, 1-bath condo in the heart of Falconridge! Perfect for first-time buyers, downsizers, or investors, this home offers an open and functional layout with plenty of natural light. The condo fees include all utilities, making it easy to budget with no surprises. Enjoy the convenience of a dedicated parking stall, plus the benefit of being steps away from fantastic amenities including shopping, schools, parks, and transit. With everything you need close by, this condo provides unbeatable value and comfort in a well-established community. Move-in ready and waiting for you!