

212, 5555 falsbridge Drive NE
Calgary, Alberta

MLS # A2164863



\$248,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 765 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 528 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: n/a

Back on market due to Financing Bright and Lovely 2-bedroom 2nd floor unit nestled in this 3-storey building with an elevator, offering a perfect blend of comfort and convenience all on one level. Steps away from all amenities, schools and bus routes. The unit offers Bright Sunny Living room and Dining room with a well planned Kitchen, 2 well sized Bedrooms , a very bright and spacious with west facing balcony to enjoy the evening sun. In suite laundry and storage are a BONUS ! Book your showing now to feel this immaculate unit.. Excellent complex, close to everything.