



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

202, 5555 Falsbridge Drive NE
Calgary, Alberta

MLS # A2244841



\$274,900

Division:	Falconridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Vinyl	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		

Inclusions: none

Fantastic Opportunity at an Unbeatable Price! Welcome to this bright and inviting 2-bedroom, 2nd-floor unit in a well-maintained 3-storey building with elevator access—offering comfort and convenience all on one level. The open-concept layout features neutral décor, abundant natural light, and a private balcony perfect for year-round BBQs. Enjoy a cozy living and dining area, a modern kitchen with stainless steel appliances, ample counter space, and a breakfast bar for casual dining. Both bedrooms are generously sized, with one offering a walk-in closet, plus a full bathroom and an in-suite laundry room with extra storage. Electricity is included in the condo fees—adding to the affordability and ease of living here. Situated just steps from shopping, schools, restaurants, and public transit, this location offers unbeatable everyday convenience. Perfect for first-time buyers, downsizers, small families, or investors, this move-in ready home also includes a dedicated outdoor parking stall. Don't miss out—schedule your private showing today!