



GRASSROOTS
REALTY GROUP

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

**304, 5555 Falsbridge Drive NE NE
Calgary, Alberta**

MLS # A2283946

\$279,983



Division:	Falconridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	772 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	n/a
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		
Inclusions:	none		

AMAZING OPPORTUNITY TO OWN A TOP-FLOOR CORNER UNIT filled with extra windows and abundant natural light. This bright home is ready for you. Enjoy a secure building with controlled entry leading to an open foyer with seating, mailboxes, staircase, and elevator access. The unit offers a full kitchen with a breakfast bar, adjacent dining area, and a spacious living room that opens through sliding doors to an east-facing balcony—perfect for enjoying morning sunlight & evening BBQs. The layout includes two well-sized bedrooms, including a primary bedroom with 4-piece bathroom, along with full in-suite laundry and additional storage. Rear parking access leads to your assigned parking stall, with convenient garbage and recycling facilities nearby. This well-managed, secure building features CCTV cameras and low condo fees that include heat, water, and electricity, adding exceptional value. With low property taxes and a location close to shopping, banks, restaurants, schools, playgrounds, public transit, and quick access to McKnight Blvd and Stoney Trail, this move-in-ready unit is available for immediate possession. Ideal for first-time buyers, down-sizers, or investors—book your private showing today.