



GRASSROOTS
REALTY GROUP

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

212, 5555 falsbridge Drive NE
Calgary, Alberta

MLS # A2164863



\$248,000

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.