

**212, 5555 falsbridge Drive NE**  
**Calgary, Alberta**

**MLS # A2164863**



**\$248,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.