



**207, 5555 Falsbridge Drive NE  
Calgary, Alberta**

**MLS # A2278425**

**\$219,500**



<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** n/a

\*\*\* 207, 5555 FALSBIDGE DRIVE NE. \*\*\* TERRIFIC DEAL AWAITS YOU WITH THIS 2 BEDROOM, 1 BATH UNIT WITH OVER 700 SQ/FT OF LIVING SPACE INCLUDING FULL LAUNDRY AND APPLIANCE PACKAGE \*\*\* This unit ready for your updates and final touches featuring newer vinyl plank flooring throughout features a secured entry to the open foyer with seating, post office boxes, staircase and elevator, plus rear parking access to the assigned parking stalls and garbage/recycling facility. The unit has a full kitchen with a breakfast bar, dining room, a living room, full laundry with storage, two bedrooms, primary with an attached dual entry 4 piece bathroom. There is an east facing balcony off the living room with sliding doors. Ready for an immediate and quick possession, well managed, secured building with CCTV cameras, low condo fees including heat, water AND electricity, low property taxes located near shops, McKnight and Stony Trail access plus to schools, playgrounds and amenities nearby.