

304, 5555 Falsbridge Drive NE NE
Calgary, Alberta

MLS # A2283946

\$279,983



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.