



GRASSROOTS
REALTY GROUP

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**111, 5555 Falsbridge Drive NE
Calgary, Alberta**

MLS # A2325105



\$274,900

Division:	Falconridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained ground floor condo, where comfort, convenience, and functionality come together in one exceptional home! Designed with an inviting open concept layout, the spacious living and dining areas flow seamlessly, creating the perfect setting for everyday living, family gatherings, and entertaining guests. Large windows fill the home with natural light, while the thoughtfully designed kitchen features timeless white cabinetry, ample counter space, and plenty of storage to inspire your culinary creations. The generous primary bedroom offers direct access to the full 4 piece bathroom, providing added privacy and convenience, while the second bedroom is ideal for family, guests, or a home office. A spacious in suite laundry and storage room adds exceptional practicality, keeping your home organized with ease. Located on the main floor, this unit offers effortless accessibility with no stairs to climb, making daily living even more convenient. Perfectly situated in a highly desirable location, you'll enjoy being just steps away from shopping, Shoppers Drug Mart, restaurants, banks, schools, parks, public transit, and a wide range of everyday amenities. Whether you're a first time home buyer, downsizer, or savvy investor, this move in ready home presents an outstanding opportunity to enjoy low maintenance living in a vibrant, well connected community. Don't miss your chance to make this fantastic property your own!