



GRASSROOTS
REALTY GROUP

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103, 5555 falsbridge Drive NE
Calgary, Alberta

MLS # A2329771



\$235,000

Division:	Falconridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Other
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 596
LLD:	-
Zoning:	n/A
Utilities:	-

Inclusions: NONE

Step into easy, maintenance-free living with this bright and spacious ground-floor condo in a highly desirable location. Thoughtfully designed with an open floor plan, this home offers a comfortable flow between the kitchen, dining, and living areas, making it perfect for both relaxing and entertaining. The kitchen is equipped with classic white cabinetry, generous counter space, and abundant storage to meet all your cooking needs. Featuring two well-sized bedrooms, including a primary bedroom with convenient access to the full 4-piece bathroom, this home is ideal for couples, small families, professionals, or roommates. An in-suite laundry and dedicated storage area add everyday convenience. Enjoy the benefits of main-floor living with no stairs to navigate, making accessibility simple for all ages. Located just moments from shopping centres, grocery stores, schools, parks, restaurants, banks, transit, and other essential amenities, you'll have everything you need close to home. Whether you're searching for your first home, looking to downsize, or adding to your investment portfolio, this move-in-ready condo offers outstanding value in a vibrant, well-established community. Schedule your private showing today!