

**304, 5555 Falsbridge Drive NE  
Calgary, Alberta**

**MLS # A2283946**



**\$279,983**

<b>Division:</b>	Falconridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet

**Roof:** -

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 530

**LLD:** -

**Zoning:** n/a

**Utilities:** -

**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.