



THE
A-TEAM

**RE/MAX
FIRST**

5555 FALSBRIDGE Drive #212, Calgary t3j3e8

MLS®#: **A2164863**

Area: **Falconridge**

Listing Date: **09/26/24**

List Price: **\$248,000**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **765**
Low Sqft:
Ttl Sqft: **765**

DOM

118
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 7`7"	Living Room	Main	13`10" x 10`6"
Kitchen	Main	11`1" x 8`6"	Laundry	Main	7`7" x 5`5"
Bedroom - Primary	Main	10`10" x 9`10"	Bedroom	Main	12`3" x 8`1"
4pc Bathroom	Main	8`9" x 5`0"	Balcony	Main	8`10" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$528

Title:
Fee Simple

Zoning:
M-C1 d100

Legal Desc: 0310284

Fee Freq:
Monthly

Remarks

Pub Rmks: **Bright and Lovely 2-bedroom 2nd floor unit nestled in this 3-storey building with an elevator, offering a perfect blend of comfort and convenience all on one level. Steps away from all amenities, schools and bus routes. The unit offers Bright Sunny Living room and Dining room with a well planned Kitchen, 2 well sized Bedrooms , a very bright and spacious with west facing balcony to enjoy the evening sun. In suite laundry and storage are a BONUS ! Book your showing now to feel this immaculate unit.. Excellent complex, close to everything.**

Inclusions: n/a
Property Listed By: **PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







