



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: **Active** County: **Calgary** Change: **-\$7k, 13-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **765**
 Low Sqft:
 Ttl Sqft: **765**

Assigned,Stall

DOM

149
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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: ***Back on market due to Financing* 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







