



THE
A-TEAM

**RE/MAX
FIRST**

5555 FALSBRIDGE Drive #106, Calgary T3J 3E8

MLS® #: **A2181693**

Area: **Falconridge**

Listing Date: **12/06/24**

List Price: **\$255,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **768**
Low Sqft:
Ttl Sqft: **768**

DOM

47
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`11" x 8`6"	Dining Room	Main	8`11" x 7`8"
Living Room	Main	13`10" x 10`5"	Laundry	Main	7`7" x 5`6"
Bedroom - Primary	Main	13`6" x 9`10"	Bedroom	Main	9`11" x 8`2"
4pc Bathroom	Main	8`10" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$528

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **00310284**

Remarks

Pub Rmks: **Excellent location for a starter family, first time home buyer and investors. It's a two bedroom, laminate flooring condo unit with spacious floor plan and move in ready. The primary bedroom features a walk-in closet and a cheater ensuite access. Public transportation accessible to the Westwind C-train station, steps away to shopping, restaurants, banks, sports shops, medical, schools, parks and much more. A patio and ground assigned parking stall number 106 included. Condo fees includes Heat, Electricity, Water and Sewer. Book your showing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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





