

# \$274,900 - 202, 5555 Falsbridge Drive Ne, Calgary

MLS® #A2244841

**\$274,900**

2 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Falconridge, Calgary, Alberta

Fantastic Opportunity at an Unbeatable Price!

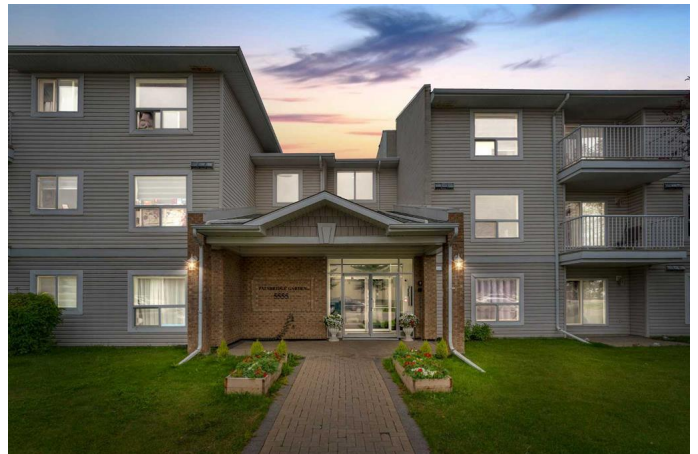
Welcome to this bright and inviting 2-bedroom, 2nd-floor unit in a well-maintained 3-storey building with elevator access—offering comfort and convenience all on one level. The open-concept layout features neutral décor, abundant natural light, and a private balcony perfect for year-round BBQs.

Enjoy a cozy living and dining area, a modern kitchen with stainless steel appliances, ample counter space, and a breakfast bar for casual dining. Both bedrooms are generously sized, with one offering a walk-in closet, plus a full bathroom and an in-suite laundry room with extra storage.

Electricity is included in the condo fees—adding to the affordability and ease of living here. Situated just steps from shopping, schools, restaurants, and public transit, this location offers unbeatable everyday convenience. Perfect for first-time buyers, downsizers, small families, or investors, this move-in ready home also includes a dedicated outdoor parking stall.

Don't miss out—schedule your private showing today!

Built in 2003



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244841          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 770               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 202, 5555 Falsbridge Drive Ne |
| Subdivision | Falconridge                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J3E8                        |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Stall                       |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Storage    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 3                                                                          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Playground      |
| Construction      | Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 1               |
| Zoning         | M-C1 d100       |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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