

54, 5520 1 Avenue SE  
Calgary, Alberta

MLS # A2199236



**\$349,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows                               |               |                   |
| <b>Type:</b>     | Residential/Five Plus                           |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,070 sq.ft.                                    | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall   |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Level |               |                   |

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

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

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 390

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** all floating shelves

OPEN HOUSE SATURDAY, MAR 15 FROM 1-4PM\*\*\*\*Location, Location, Location! This fantastic townhouse is situated close to all amenities, including Marlborough Mall, the C-Train, schools, parks, and offers quick access to Stoney Trail and Memorial Drive—making travel north, south, and west a breeze. Featuring two assigned parking spots right in front, this home also backs onto a park for added privacy and outdoor enjoyment. Step inside to a spacious foyer leading to a bright country-style kitchen, complete with a stove, fridge, and plenty of room for a table and chair set. The main level boasts a huge living room, a partially updated half bath, and stylish laminate flooring that continues up the staircase and throughout the three upstairs bedrooms. The upper level offers a generously sized master bedroom with large windows and double closets, along with a renovated 4-piece bathroom. 2 more spacious bedrooms up with ample closet space as well as a linen closet in the hallway up. The basement is mostly finished, featuring two den areas, storage rooms, and a large laundry space—just awaiting ceiling completion. Enjoy outdoor living on the east-facing deck, which opens directly to the park. A fantastic opportunity at this price—don't miss out!