

303, 1727 54 Street SE  
Calgary, Alberta

MLS # A2199724



**\$210,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	522 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-COR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Shelves in Laundry Room

An exceptional opportunity for both investors and homeowners: Freshly painted and sparkling clean, this 1 bed/1 bath condo is move-in ready and available for immediate possession! Upon entry, you are welcomed by a foyer with ample closet space and a convenient walk-in laundry room featuring side-by-side washer and dryer, along with additional shelving for storage. The bright and open living area is flooded with natural light, thanks to the sliding doors that leads to a private deck offering open views to the west and north, including a charming glimpse of the city skyline. The well-appointed kitchen boasts plenty of counter space and cabinetry, ideal for meal preparation and entertaining. The entire unit is carpet-free, with newer vinyl plank flooring (installed in 2020) that adds warmth and style throughout. The bedroom features a spacious walk-through closet, providing ample storage and direct access to the 4-piece bathroom, which can serve as an ensuite or be closed off to maintain privacy when guests are visiting. Titled underground parking is conveniently located near the elevators, and the condo's location offers easy access to express bus lines, making it ideal for transit users. Enjoy a quiet, well-situated location, just steps away from shopping, amenities, and schools. Pet-friendly with board approval.