



GRASSROOTS
REALTY GROUP

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1209 53 Street SE
Calgary, Alberta

MLS # A2218394



\$324,900

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	495 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Outside, Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Don't miss this fantastic opportunity to own a well-maintained, move-in-ready home offering approximately 1,000 sq ft of comfortable living space. Featuring 3 bedrooms, 1.5 bathrooms, and no condo fees, this home is perfect for first-time buyers, downsizers, or investors. The main floor welcomes you with a spacious and bright living room, ideal for relaxing or entertaining. The functional kitchen offers ample counter space for cooking and meal prep, perfect for the family chef. A generously sized bedroom with a large closet and a convenient half bath complete the main level. Downstairs, you'll find two additional bedrooms, a full 4-piece bathroom, laundry area, and extra storage space. Step outside to enjoy a private, fully fenced backyard with a lovely deck, ideal for summer BBQs and outdoor gatherings. Located close to shopping, restaurants, public transit, and other amenities, this home combines comfort, convenience, and value in one great package.