



GRASSROOTS
REALTY GROUP

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1724 54 Street SE
Calgary, Alberta

MLS # A2245453



\$519,999

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,034 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity knocks in Penbrooke Meadows! This freshly updated 3-level split offers comfort, flexibility, and income potential. The home has been freshly painted, with refinished hardwood floors upstairs and brand new vinyl flooring on the main level. The upper level features three bedrooms and a 4-piece bathroom, while the main floor includes a bright kitchen, a comfortable living area, and its own laundry setup for convenience. The basement has a separate entrance and is equipped with a 3-piece bathroom, a second kitchen, separate laundry, and access to a large crawlspace for plenty of storage. The layout is perfect for hosting friends or family, with the option to convert it into a suite for additional income (subject to approval and permitting by the City of Calgary). The fully fenced backyard featuring a patio makes the perfect place for pets or kids, with alley access to the double detached garage. Located close to schools, parks, shopping, and transit, this property offers great value in a convenient location. This is a must-see home - don't miss out!