



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**105, 5404 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2245898**



**\$215,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

Investor Alert! This is your chance to secure a value-packed townhome in the established community of Penbrooke Meadows. Spanning over 1,028 sq ft, this property is currently laid out as a 2 bedroom + den, with the option to easily convert the den into a third bedroom by adding a window &mdash; enhancing future rental income and resale potential. Major updates have already been handled: all windows were replaced in 2017, and brand-new shingles are being installed now. The interior offers a wood-burning fireplace, in-suite laundry, dedicated parking stall, generous visitor parking, and a private fenced front porch ideal for personal outdoor space or pet-friendly living. Situated steps from parks, schools, transit, and shopping, this location supports stable tenancies and sustained demand. Sold as is, this unit presents a rare opportunity for investors seeking an affordable entry into Calgary's southeast market with immediate upside and long-term growth potential.