



**GRASSROOTS**  
REALTY GROUP

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

105, 5404 10 Avenue SE  
Calgary, Alberta

MLS # A2245898



**\$200,000**

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

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

Inclusions:	none		
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Investor Alert! A great opportunity for investors, renovators, or anyone looking to build equity. 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, enhancing future rental income and resale potential. 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.