



GRASSROOTS
REALTY GROUP

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1, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2246163



\$320,000

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,231 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Welcome to this bright and spacious 4-bedroom END UNIT townhouse in the heart of Penbrooke Meadows! Perfectly located near transit, schools, parks, and shopping, this home is perfect for first-time homeowners or investors. Inside, you'll find 3 bedrooms upstairs and a versatile 4th bedroom on the main level, ideal for guests or a home office. Enjoy the freshly painted interior, brand-new carpet upstairs, newer appliances, and updated lighting throughout. The west-facing fenced yard is low-maintenance and perfect for relaxing or entertaining. Upstairs features a 4-piece bathroom, while the main floor offers a convenient 2-piece bath. The fully finished basement boasts a large family room and generous storage space. Don't miss out & book your showing today!