



GRASSROOTS
REALTY GROUP

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112, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2250775



\$239,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	966 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All Window Coverings

Welcome to this charming end-unit townhouse condo that combines comfort, style, and convenience! With only one shared wall, you'll enjoy an extra sense of privacy and peace. Inside, the home features beautiful new luxury vinyl plank flooring throughout, creating a modern and inviting feel. The thoughtful layout includes plenty of storage with a spacious entrance area, a kitchen pantry, and a dedicated laundry room. Upstairs, you'll find three bedrooms, including a generously sized primary with a large closet. The third bedroom offers flexible use as a home office, guest room, or hobby space. A full 4-piece bathroom completes the home. Step outside to your fenced, private patio—perfect for entertaining or relaxing with low-maintenance upkeep. The condo board takes care of snow removal and lawn maintenance in the common areas, leaving you more time to enjoy life. Assigned parking is included for your convenience. This is a wonderful opportunity to own a comfortable and well-cared-for home with great value!