



GRASSROOTS
REALTY GROUP

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223, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2251999



\$224,900

Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vinyl Windows		

Inclusions: Furniture and other equipment in the house - Call list agent

Here is your chance to own a bright and welcoming bungalow-style townhouse that is ready to move into. With vaulted ceilings, a wood-burning fireplace, and a sunny south-facing patio, this home has a warm and inviting feel from the moment you step inside. The seller is even happy to leave the furniture, beds, BBQ, shed, and patio set, making it an easy start to homeownership. Fresh paint, updated plank flooring, and large newer windows give the space a fresh look. The open layout draws you into the living room where the vaulted ceilings create a chalet-inspired charm, while the fireplace adds the perfect cozy touch. In the summer, your patio doors open to a private, fenced outdoor space ideal for relaxing or entertaining. The dining area is spacious, and the kitchen comes with updated cabinets and appliances. Down the hall you will find two generous bedrooms, including a primary with a full wall of closets. The bathroom has been refreshed with newer finishes, and the laundry room provides extra space for storage. All of this is within walking distance to parks, schools, playgrounds, shopping, and transit—everything you need is close by. This townhouse offers comfort, convenience, and a true sense of home.