



**GRASSROOTS**  
REALTY GROUP

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**221, 5404 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2256324**



**\$269,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	Garden Shed
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Welcome to this well maintained two storey townhouse condominium in a quiet, family friendly area of Penbrooke in South east Calgary. Professionally managed, maintained and offering low condo fees, this home is perfect for families, first time buyers or investors.

Enter the home through your private fenced patio, creating a welcoming outdoor space ideal for relaxing or entertaining. The main floor offers a bright, functional layout with comfortable living and kitchen area. The Large west facing window is perfect for enjoying the evening sun or watching kids play outside.

Upstairs you will find 2 spacious bedrooms plus a versatile den, ideal for a home office or craft room. The property has seen many upgrades, including flooring, a new furnace (2023) and dishwasher (2023) and brand new shingles. Enjoy a smoke free, pet free environment ensuring a clean and well cared for home. Located close to schools, shopping and amenities this townhouse offers both convenience and community. Don't miss your chance to own this affordable updated townhouse in a fantastic south east Calgary location,.