



**GRASSROOTS**  
REALTY GROUP

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**1201 53B Street SE**  
**Calgary, Alberta**

**MLS # A2257682**



**\$285,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows                |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 486 sq.ft.                       | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                       |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters       |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Affordable Bi-Level Gem in Penbrooke Meadows &ndash; No Condo Fees! Welcome to 1201 53B Street SE, Calgary AB, a charming bi-level home nestled on a sunny corner lot in the heart of Penbrooke Meadows. This property offers exceptional value with no condo fees, making it perfect for first-time buyers, families, or savvy investors. Step into a bright and inviting living room featuring a large window that fills the space with natural light. The main floor boasts recently updated laminate flooring, a spacious dining area that flows seamlessly onto a generous deck&mdash;ideal for summer BBQs and entertaining. With 3 bedrooms and 1.5 baths, this home offers comfort and flexibility. The lower level includes two good bedrooms, a modern 4-piece bathroom, and convenient basement laundry. Enjoy ample parking with space for two vehicles right out front, and take advantage of the unbeatable location&mdash;close to schools, shopping, hospitals, restaurants, and LRT/transit access. Don&rsquo;t miss your chance to own this fabulous home in a well-established community. Book your showing today!