

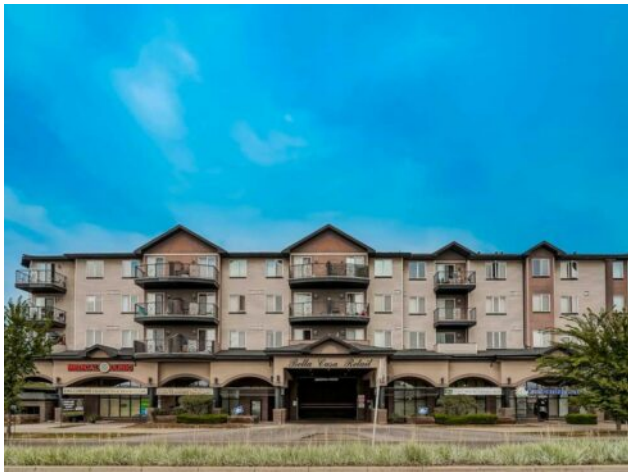


**GRASSROOTS**  
REALTY GROUP

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401, 1727 54 Street SE  
Calgary, Alberta

MLS # A2265312



**\$215,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Penbrooke Meadows                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 622 sq.ft.                         | Age:   | 2010 (15 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                         |            |                |
|-------------|-----------------------------------------|------------|----------------|
| Heating:    | Baseboard                               | Water:     | -              |
| Floors:     | Laminate                                | Sewer:     | -              |
| Roof:       | -                                       | Condo Fee: | \$ 496         |
| Basement:   | -                                       | LLD:       | -              |
| Exterior:   | Brick, Stucco, Vinyl Siding, Wood Frame | Zoning:    | C-COR2 f3.0h23 |
| Foundation: | -                                       | Utilities: | -              |
| Features:   | Breakfast Bar                           |            |                |

Inclusions: None

Discover the perfect blend of comfort and convenience in this bright and spacious one-bedroom condo at Bella Casa. Situated on the top floor, this corner unit offers an open layout with 9 ft. ceilings and plenty of natural light. The kitchen features ample cabinetry and a raised breakfast bar, opening into a cozy living room complete with an electric fireplace. Step outside onto your private balcony to enjoy breathtaking views of downtown Calgary and the mountains. The generous primary bedroom includes a walk-through "His & Hers" closet leading to a 4-piece bathroom. This home also comes with titled underground parking, plus visitor and handicapped parking for your guests. Bella Casa residents enjoy access to a central courtyard with a gazebo and BBQ area, perfect for relaxing or entertaining. The building is pet-friendly (with board approval) and ideally located close to shops, restaurants, and transit, with quick access to downtown Calgary. Condo fees conveniently cover all utilities except electricity. Available for immediate possession & don't miss this opportunity to make Bella Casa your new home.