



1106 53A Street SE
Calgary, Alberta

MLS # A2267173



\$285,000

Division: Penbrooke Meadows

Type: Residential/Four Plex

Style: Bi-Level

Size: 472 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 2 **Baths:** 1

Garage: Off Street

Lot Size: 0.04 Acre

Lot Feat: Back Yard, Level

Heating: Forced Air

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: n/a

Beautifully Updated Home — Perfect for First-Time Buyers! This is NOT a condo — there are NO condo fees! The home has been fully renovated from top to bottom, featuring brand-new vinyl plank flooring throughout, fresh paint, and numerous modern updates. Major improvements include new subfloors and underlayment, newer windows, and an electrical upgrade from 60-amp to 100-amp service, completed by a licensed electrician and City of Calgary—approved. All plugs and switches have been replaced with tamper-proof outlets for added safety. The interior has been completely refreshed with refinished cabinets, solid surface quartz countertops, and stainless steel appliances including a dishwasher, ceramic top stove, fridge, and hood fan. The bright upstairs dining room can easily be converted into a third bedroom simply by adding a double door — offering flexible space to suit your needs. Downstairs you will find the two large bedrooms and fully renovated main bathroom. Move-in ready and beautifully updated, this home offers incredible value and peace of mind for any buyer!