



**GRASSROOTS**  
REALTY GROUP

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**1106 53A Street SE**  
**Calgary, Alberta**

**MLS # A2267173**



**\$285,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** n/a

Beautifully Updated Home &mdash; Perfect for First-Time Buyers! This is NOT a condo &mdash; 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 underlay, newer windows, and an electrical upgrade from 60-amp to 100-amp service, completed by a licensed electrician and City of Calgary&ndash;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 &mdash; 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!