



GRASSROOTS
REALTY GROUP

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319, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2271859



\$257,500

Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Interior Lot, Landscaped, Level, Low Maintenance		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable Internet Access
Features:	Beamed Ceilings, High Ceilings, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: SHED

Rare opportunity to own a bungalow-style, end unit townhome offering true single-level living and exceptional privacy. This beautifully updated home features a bright white renovated kitchen, vaulted wood-beamed ceilings, and tile and laminate throughout for ease of maintenance. The spacious open concept living room and dining area includes a wood-burning fireplace and opens onto a spacious, private, north-west facing courtyard patio- perfect for evening relaxation. The layout offers 2 comfortable bedrooms, an updated 4pc bathroom and a large in unit laundry/storage room. Peace of mind upgrades include newer furnace, newer hot water tank, updated windows, some flooring and fresh interior paint. This end unit provides one assigned stall with plenty of street parking for supplementary cars. The large exterior shed adds even more functionality. With its bungalow floor plan and no interior stairs, this home is an excellent option for those seeking accessible living, seniors or anyone wanting easy low-maintenance comfort. Convenient location close to transit, shopping, parks and amenities. Affordable, updated, and move-in ready-this rare bungalow townhome is one you won't want to miss.