



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 (51 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.