



GRASSROOTS
REALTY GROUP

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5, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2277519



\$369,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to this fully renovated 3-bedroom, 2.5-bathroom townhome offering 1,675 sq/ft of thoughtfully updated living space, two parking stalls, and low condo fees. The renovation quality here truly stands out, with a level of finish rarely found in this complex or price range. This home has been comprehensively upgraded inside and behind the walls, including all-new PEX plumbing, a high-efficiency furnace, 50-gallon power-vent hot water tank, A/C rough-in, modern lighting with pot lights, new carpet, refinished hardwood, fresh paint, and a full suite of new stainless steel appliances. The main floor features a bright living area, updated half bath, and a fully redesigned kitchen with granite countertops and porcelain tile backsplash. Upstairs offers three generous bedrooms and a beautifully updated full bathroom. The fully developed basement adds a spacious rec room, a second full bathroom, and a dedicated laundry and storage area. Completely move-in ready with no detail overlooked.