



**1201 53B Street SE
Calgary, Alberta**

MLS # A2277811



\$265,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	486 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Back on the market—previous offer collapsed due to financing. Great opportunity for new Buyers! Affordable Bi-Level Gem in Penbrooke Meadows — NO CONDO FEES!! Welcome to 1201 53B Street SE, Calgary AB, a charming bi-level home nestled on a sunny corner lot in the heart of Penbrooke Meadows. This property offers exceptional value with no condo fees, making it perfect for first-time buyers, families, or savvy investors. Step into a bright and inviting living room featuring a large window that fills the space with natural light. The main floor boasts recently updated laminate flooring, a spacious dining area that flows seamlessly onto a generous deck—ideal for summer BBQs and entertaining. With 3 bedrooms and 1.5 baths, this home offers comfort and flexibility. The lower level includes two good bedrooms, a modern 4-piece bathroom, and convenient basement laundry. Enjoy ample parking with space for two vehicles right out front, and take advantage of the unbeatable location—close to schools, shopping, hospitals, restaurants, and LRT/transit access. Don’t miss your chance to own this fabulous home in a well-established community. Book your showing today!