



**5, 5520 1 Avenue SE
Calgary, Alberta**

MLS # A2287272



\$359,900

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 upgraded living space, two parking stalls, and low condo fees. The level of finish here stands out and is rarely found in this complex or price range. This home has been fully updated 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, upgraded lighting with pot lights, brand-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 completely redone full bathroom with modern finishes. The fully developed basement adds a spacious rec room, a second fully renovated full bathroom, and a dedicated laundry and storage area. Vacant and available for immediate possession.