



41, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2292799



\$325,000

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Lar		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 D75
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to Unit 41 at 5520 1 Avenue SE—this isn't just a place to live; it's where your life will thrive. From the moment you step inside, you're surrounded by light. As a corner unit, sunlight pours in from every angle, creating an atmosphere that feels open, warm, and alive. With a rare 4-bedroom layout, this home gives you the flexibility to grow, create, and truly live. The kitchen is a space you'll love coming back to—featuring quartz countertops and new appliances, where everyday living meets effortless style. ?? Step outside to your private yard backing onto peaceful green space—a quiet escape with no rear neighbours, where mornings feel calm and evenings feel like a retreat. ?? Perfectly positioned steps to Memorial Drive & 52 Street SE, with over 7 restaurants just a 2-minute drive away, plus shopping, schools, parks, and transit all within easy reach. This is more than a home—it's a lifestyle of light, comfort, and connection. Don't miss your chance to own one of the rare corner units with a private yard in VILLAGE III. Book your private showing today before it's gone.