



307, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2293603



\$234,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	988 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
Inclusions:	N/A		

Welcome to this well-maintained two-storey townhouse located in the community of Penbrooke Meadows, offering an excellent opportunity for first-time buyers or investors. Freshly painted and featuring brand new carpet throughout the living and dining areas as well as the entire upper level – this home feels bright, refreshed, and move-in ready. The main floor living room is anchored by a cozy wood-burning fireplace, creating a warm focal point for relaxing evenings. Patio doors extend the living space outdoors to a private fenced front patio, ideal for enjoying fresh air, morning coffee, or summer barbecues. The kitchen has been upgraded and offers functional workspace and storage, while the adjacent dining area provides a comfortable setting for everyday meals or casual gatherings. Additional storage can be found under the staircase, helping keep daily living organized. Upstairs, the home offers two bedrooms plus a versatile den. The den can easily function as a home office, guest space, or flex room, and with the addition of a window (subject to board approval), it has the potential to become a third bedroom. The upper level also features an updated 4-piece bathroom, along with the convenience of in-suite laundry. This property includes one assigned parking stall along with generous visitor parking within the complex, providing practical parking solutions for both residents and guests. Located in SE Calgary, Penbrooke Meadows offers convenient access to schools, parks, transit, and nearby shopping. With an affordable price point under \$240,000, this is a compelling opportunity for buyers looking to enter the market or add a solid rental property to their portfolio! Book your showing TODAY!