



43, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2294007



\$319,800

Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Low Flow Plumbing Fixtures, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 390

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: Silver storage racks in utility room, white fridge in utility room, pantry cabinet in kitchen

BEAUTIFULLY UPDATED | BACKS ONTO A GREEN SPACE with a PRIVATE FENCED WEST BACKYARD | 3 BEDROOMS UP with a FULLY DEVELOPED BASEMENT | 2 PARKING STALLS SIDE BY SIDE | MOVE-IN READY. Thoughtful updates and a quiet green space backdrop define this well-maintained townhome tailored for comfortable everyday living. Set with a private west-facing backyard backing onto mature trees, the outdoor area feels peaceful and connected to nature while remaining easy to manage. A bright main level showcases upgraded LVP flooring paired with a neutral colour palette that carries a cohesive look throughout. White cabinetry, an upgraded backsplash and stainless steel appliances shape a refreshed kitchen designed for both efficiency and durability. An adjacent dining area is elevated by a designer light fixture, bringing a refined touch to both daily meals and gatherings. Sit back and relax in the spacious living room with patio sliders opening directly to the yard, creating a natural transition for indoor-outdoor living. A well-positioned powder room completes this level with everyday practicality. Upstairs, the primary bedroom features dual closets that streamline storage and simplify daily routines. Two additional bedrooms adapt easily for family, guests or workspace needs, while a full 4-piece bathroom serves the level. Recently replaced carpet in 2023 introduces a fresh, move-in ready feel underfoot. A fully finished basement expands living space with a large rec room and wet bar, making movie nights and casual entertaining easy, while additional storage keeps seasonal items neatly tucked away. Outdoor living continues with a patio designed for gathering and unwinding, all within a fully fenced yard that offers a secure setting for kids and pets. Two assigned parking stalls positioned side by side add everyday convenience right out

front. A low-maintenance lifestyle comes naturally in this townhome complex, freeing up time to enjoy surrounding amenities. Proximity to shopping, restaurants, transit and the LRT line keeps daily errands and commuting straightforward, while nearby parks and schools enhance day-to-day living. Major routes are easily accessed for efficient travel across the city, and the airport is approximately 10 minutes away, adding to the overall convenience of this well-connected location.