



1209 52A Street SE
Calgary, Alberta

MLS # A2295190



\$259,900

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	488 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

Great Opportunity for First-Time Buyers & Investors – NO CONDO FEES! Welcome to this well-maintained bi-level home located in the established community of Penbrooke Meadows. Offering excellent value with no condo fees, this property is ideal for first-time buyers, families, or investors looking for an affordable detached home. Step inside to a bright and inviting living room highlighted by a large front window that fills the space with natural light. The main floor features durable laminate flooring, a functional layout, and a spacious dining area with direct access to an extended deck—perfect for summer BBQs, entertaining, or relaxing outdoors. This home offers 3 bedrooms and 1.5 bathrooms, providing comfortable and flexible living space. The fully developed lower level includes two additional bedrooms, a 4-piece bathroom, and a dedicated laundry area, making it suitable for extended family or potential rental use. Enjoy the convenience of front parking and a layout that works well for both families and investors. Location is a key highlight—close to everything you need. Families will appreciate nearby schools including Penbrooke Meadows School, Ernest Morrow School, and Forest Lawn High School. You’re also just minutes from shopping, restaurants, parks, healthcare, and public transit, making daily life easy and convenient. Whether you’re entering the market, upsizing, or investing, this is a smart opportunity to own a home in a well-connected, family-friendly neighborhood. Book your private showing today!