



**317, 5404 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2296231**



**\$249,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Dog Run Fenced In		

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 382

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to this well maintained and inviting 3bedroom townhome, perfectly situated in the family friendly community of Penbrooke Meadows. Whether you're a first-time buyer, a growing family, or a savvy investor, this home offers the perfect blend of comfort, functionality, and opportunity. Step inside to a bright and welcoming main floor, where natural light fills the spacious living area, creating a warm and relaxing atmosphere to unwind or entertain. The thoughtfully designed kitchen offers ample space for meal preparation, while the adjoining dining area makes everyday living and hosting feel effortless. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering a practical and well laid out space for the whole family. . Enjoy the convenience of a well-connected location, just minutes from International Avenue (17 Avenue SE), known for its vibrant mix of shops, restaurants, and everyday essentials. Commuting is seamless with quick access to major routes like Stoney Trail and 17 Avenue SE, making it easy to navigate the city. For outdoor lovers, nearby Elliston Park offers beautiful walking paths, green spaces, and recreational amenities perfect for relaxing weekends or family outings. This is more than just a home, it's a smart move. Don't miss your chance to own a property that offers both lifestyle and value in one of Calgary's established communities. Book your private showing today!