



**37, 5520 1 Avenue SE**  
**Calgary, Alberta**

**MLS # A2298891**



**\$319,800**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks, Vinyl Windows		

**Inclusions:** NONE

Location, Location, Location! This fantastic townhouse is ideally situated close to all amenities, including Marlborough Mall, the C-Train, schools, and parks, with quick access to Stoney Trail and Memorial Drive—making commuting north, south, and west a breeze. This home features two assigned parking stalls conveniently located right in front and backs onto a park, offering added privacy and outdoor enjoyment. Step inside to a spacious foyer leading to a bright country-style kitchen, complete with a stove, fridge, and plenty of space for a dining table. The main level boasts a large living room, a partially updated 2-piece bathroom, and stylish flooring. Upstairs, you’ll find a generously sized primary bedroom with large windows and double closets, along with a 4-piece bathroom. Two additional spacious bedrooms offer ample closet space, plus a convenient hallway linen closet. Enjoy outdoor living on the east-facing deck, which opens directly onto the park. Additional updates include a new furnace. A fantastic opportunity at this price—don’t miss out! Enjoy outdoor living on the west-facing deck, which opens directly onto the park—perfect for relaxing or entertaining. Additional updates include a new furnace. A fantastic opportunity at an attractive price—don’t miss out!