



**56, 5520 1 Avenue SE  
Calgary, Alberta**

**MLS # A2302865**



**\$299,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Deepfreeze

This affordable 3-bedroom townhome is in a quiet, well-managed complex near Marlborough Mall, the C-Train, schools, parks, and has quick access to Stoney Trail and Memorial Drive. It features two assigned parking spots and backs onto a park for added privacy. The main floor includes a living room with patio doors to the deck and private yard, a kitchen with space for a dinette table, and a 2pc bath. Upstairs is a large master bedroom with double closets, a 4-piece bathroom, and two more bedrooms. The finished basement adds a large rec room, with laundry and plenty of storage. Enjoy outdoor living on the East-facing deck that opens to the park. Priced competitively, this home is ready for move-in.