



**232, 1727 54 Street SE**  
**Calgary, Alberta**

**MLS # A2149402**



**\$212,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-COR2 f3.0h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Window coverings

Exceptional value one-bed/one-bath condo unit comes with 9’ ceiling, white kitchen, new laminate flooring, in-suite laundry, an electric fireplace, and an underground parking stall in still one of the most affordable communities in Calgary. Conveniently located on the second level facing the courtyard. The main level of the condo complex is filled with commercial businesses, dental and walk-in clinics, and a pharmacy. As you enter the condo unit, you will immediately notice how airy and bright the unit is. The condo unit was recently upgraded with new laminate flooring which makes cleaning the unit a breeze. The bedroom is generous in size with his/her closet and a jack/jill door to the shared ensuite/main bathroom. The functional kitchen comes with white cabinets and a raised breakfast bar. The bright and airy living room is equipped with a corner electric fireplace to keep you warm and cozy in the Winter months. The unit completes with 9’ high ceilings, extra large windows, a full size stacked washer and dryer and a heated underground parking stall. With just steps to the newly constructed max BRT (Bus Rapid Transit) line with easy access to downtown; the Elliston Park where annual Global Fest is being held; and the International Avenue that is filled with mom and pop shops, restaurants, grocery stores, many commercials and family businesses, and schools, this condo has so much to offer. Act now and contact your realtor to book a viewing today. The condo complex is pet-friendly with board approval. No short term rental is permitted. The condo is currently occupied by a relative of the seller who wishes to continue renting for \$1500/month if the buyer would like to assume the tenant. However, the tenant is able to vacate prior to possession.