



GRASSROOTS
REALTY GROUP

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408, 1727 54 Street SE
Calgary, Alberta

MLS # A2207212



\$195,000

Division:	Penbrooke Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	517 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

BEST PRICED UNIT IN THE BUILDING! Welcome home to this beautifully renovated 1 bed and 1 bath condo, vacant and ready for immediate possession! This excellent condo would make a good investment property or is suitable for a first time buyer or retired couple. Upon entrance, the foyer is spacious and gives access to the large laundry room, offering a stacking washer and dryer unit and plenty of storage space. The Kitchen boasts plenty of cabinet and counter space for all your cooking needs, offers a centre island/sink so you can easily entertain your guests from this room. This top floor unit has a spacious balcony overlooking the courtyard, offering a private exposure to the outdoors. The bedroom is a good size with plenty of closet space and direct access to the bathroom. This unit has undergone recent paint, new flooring and is sparkling clean! One titled, underground parking stall is included and is steps away from the elevator. This is a pet friendly building with board approval/restrictions. This prime location offers easy access to the bus or city transit, and is steps away from shopping, amenities and schools. Don't wait, book your private showing today!