



**GRASSROOTS**  
REALTY GROUP

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**1105 53 Street SE**  
**Calgary, Alberta**

**MLS # A2305177**



**\$319,990**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** Irrigation System, Smart Home Lights System

Beautifully renovated townhouse in Penbrooke Meadows. No condo fee. Very well maintained and clean, ready to move in. Main floor features large living room with big window for brightness, good size den, gourmet kitchen with patio door leading to big freshly painted deck on sunny west backyard. Professionally finished basement with two good size bedrooms and full bathroom. A lot of upgrades in this lovely home like newer kitchen cabinets and quartz counter tops (2021), newer roof (2021), newer windows (2019), newer furnace (2018), newer stove, new dishwasher, newer siding (2021), newer front deck/patio (2021). Perfect location on quiet and safe street close to schools, MAX Purple, parks, shopping and transportation