



GRASSROOTS
REALTY GROUP

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5615 1 Avenue SE
Calgary, Alberta

MLS # A2311564



\$345,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Perfect opportunity for first-time home buyers, investors, or anyone looking for affordable ownership with NO CONDO FEES! This well-maintained 3 bedroom, 2 full bathroom townhouse offers just under 1,100 Sq.Ft. above grade along with a functional layout and excellent value. The main floor features a spacious living room, a bright kitchen with ample cabinet space, a dining area, and a full 3-piece bathroom. Upstairs you'll find 3 generously sized bedrooms including the primary bedroom with his & hers closets, along with another full bathroom. Patio doors off the living room lead to the newly built deck and sunny backyard, perfect for relaxing or summer BBQs. The undeveloped basement provides plenty of storage space or future development potential to suit your needs. Additional features include rear parking, plenty of street parking, and an unbeatable location within walking distance to schools, shopping, public transit, parks, and other amenities, with quick access to downtown. Whether you're looking for your first home or a great rental property, this is an opportunity you don't want to miss! NO CONDO FEES!