



GRASSROOTS
REALTY GROUP

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57, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2313974



\$309,999

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters		

Inclusions: None

Welcome to this well maintained home. Whether you are a first time home buyer or an investor, this is the perfect home to add to your portfolio. This is a fantastic opportunity that should not pass you by. With over 1300 square feet of developed living space, this 4 bedrooms and 1.5 bathroom gem offers a wonderful opportunity for you and your family. This true turnkey townhouse stands in a well managed complex in the desirable community of Penbrooke Meadows. This magnificent home hosts 3 generously sized bedrooms, 1 den and 1.5 bathrooms. Step into this updated the kitchen, which is complete with luxurious granite countertops. Just ahead of the kitchen, is a convenient powder room well located for your guests. The living room is perfect for family time and entertaining guests. This opens out with a double patio door to the low maintenance backyard. Completely private with its own fence and gate. This serene outdoor space is your own personal retreat, perfect for late afternoon unwinding or for your kids to play around. Upstairs you have a huge primary bedroom with 2 closets. There are 2 other good-sized bedrooms and a 4-piece bathroom that complete this level. The partially completed basement holds a family room that is ideal for games or movie nights and also provides a play area for the kids during Calgary cold winters. There is a den in the basement, just add flooring and a door. The location of this townhouse truly enhances its appeal. The basement also houses the laundry machines. Come and be amazed.