



GRASSROOTS
REALTY GROUP

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1104 53C Street SE
Calgary, Alberta

MLS # A2317255



\$279,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	486 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

NEAT AND CLEAN BILEVEL WITH 1+2 BEDROOMS .MAIN LEVEL WITH KITCHEN,DINING AREA.,LIVING ROOM WITH NEWER WINDOW, AND ONE BEDROOM. FULLY FINISHED BASEMENT WITH 2 MORE BEDROOMS,FULL BATH,LAUNDRY AND FURNACE ROOM.CLOSE TO BUS,SCHOOLS,SHOPPING AND ALL THE MAJOR ROUTES.VACANT FOR QUICK POSSESSION.VERY EASY TO SHOW ANY TIME. NO CONDO FEE.VERY GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY. ONE CAR CEMENTED PARKING ON THE BACK.WILL NOT LAST VERY LONG AT THIS PRICE.