

48, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2214841



\$299,900

| | | | |
|------------------|--------------------------|---------------|-------------------|
| Division: | Penbrooke Meadows | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,073 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad, See Remarks | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | |
|--------------------|----------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Stucco, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 390 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: N/A

Virtually Staged Photos. Check out the virtual tour. This affordable 3-bedroom townhome is in a quiet, well-managed complex near Marlborough Mall, the C-Train, schools, parks, and has quick access to Stoney Trail and Memorial Drive. It features two assigned parking spots and backs onto a park for added privacy. The main floor includes a living room with patio doors to the deck and private yard, a kitchen with space for a dinette table, and a 2pc bath. Upstairs is a large master bedroom with double closets, a 4-piece bathroom, and two more bedrooms. The unfinished basement offers potential for customization. Enjoy outdoor living on the east-facing deck that opens to the park. Priced competitively, this home is ready for move-in.