

**321, 1727 54 Street SE**  
**Calgary, Alberta**

**MLS # A2232268**



**\$200,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	496 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Elevator, French Door, Granite Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 381
<b>LLD:</b>	-
<b>Zoning:</b>	C-COR2
<b>Utilities:</b>	-

**Inclusions:** N/A

Price reduced! Affordable! A cozy and well-arranged apartment located at Bella Casa on 17 Ave SE! The unit JUST HAS A FRESH PAINT with light & modern color. It features a spacious living room with a balcony that faces East, offering a pleasant view of the surroundings. It also includes a bedroom with a window facing East, which allows plenty of natural sunlight to enter. The kitchen is upgraded with stainless steel appliances and a beautiful marble breakfast island. Additionally, there is a full bathroom with a marble countertop vanity and a laundry area. The flooring throughout the apartment is laminate. The location is also convenient, situated in an established area close to schools and shopping options, including International Ave and East Hills Shopping. Quick access to Stony Trails! Condo fees include heat, water and trash.