

46, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2210397



\$345,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Open House Saturday May 03 between 12:00 to 3:00pm***Price reduced \$20,000 *** LOCATION ,LOCATION LOCATION *** End unit **,in Penbrooke Meadows Community SE! This Two story townhouse Features 3 bedrooms + den, 1.5 bathrooms, and a fully Finished basement. On the main Floor you'll find the kitchen, a den, 2 pc. bathroom, and living room. From the living room there is access to the fully fenced Backyard with a concrete patio. On the upper level there are 3 bedrooms, including the primary bedroom with double closets, and a 4 pc. bathroom. The fully developed basement includes a rec room, laundry, and storage. Additional features include 2 assigned parking stalls. Wonderfully located close to Schools, Playgrounds, and parks, including Marwood Park & Forest Lawn Ramp Park. Town and Country Shopping Centre with all amenities is minutes away and a Calgary Public Library branch is also nearby. 3 minutes drive from Marlborough mall and Marlborough LRT Station. This house is filled with Potential and just waiting for you to make it your own Sweet home. Book your showing today with your best realtor.