

# \$314,900 - 54, 5520 1 Avenue Se, Calgary

MLS® #A2210275

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,070 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

OPEN HOUSE Sat, May 2 from 2-4PM and Sun, May 4 from 11AM-1PM\*\*\*\*\*Location, Location, Location! This fantastic townhouse is situated close to all amenities, including Marlborough Mall, the C-Train, schools, parks, and offers quick access to Stoney Trail and Memorial Drive—making travel north, south, and west a breeze.

Featuring two assigned parking spots right in front, this home also backs onto a park for added privacy and outdoor enjoyment. Step inside to a spacious foyer leading to a bright country-style kitchen, complete with a stove, fridge, and plenty of room for a table and chair set. The main level boasts a huge living room, a partially updated half bath, and stylish laminate flooring that continues up the staircase and throughout the three upstairs bedrooms.

The upper level offers a generously sized master bedroom with large windows and double closets, along with a renovated 4-piece bathroom. 2 more spacious bedrooms up with ample closet space as well as a linen closet in the hallway up. The basement is mostly finished, featuring two den areas, storage rooms, and a large laundry space—just awaiting ceiling completion.

Enjoy outdoor living on the east-facing deck, which opens directly to the park. A fantastic opportunity at this price—don't miss out!



Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210275      |
| Price          | \$314,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,070         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 54, 5520 1 Avenue Se |
| Subdivision | Penbrooke Meadows    |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z7              |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Partially Finished                                      |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stucco, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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