

# \$345,000 - 46, 5520 1 Avenue Se, Calgary

MLS® #A2210397

**\$345,000**

4 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

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.

Built in 1977

## Essential Information

MLS® # A2210397

Price \$345,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,225         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 46, 5520 1 Avenue Se |
| Subdivision | Penbrooke Meadows    |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 5Z7              |

### Amenities

|                |          |
|----------------|----------|
| Amenities      | Car Wash |
| Parking Spaces | 2        |
| Parking        | Stall    |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Closet Organizers                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Lot Description   | Back Yard, Greenbelt         |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1 d75        |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.