

\$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, APRIL 26 FROM 11am-1:00pm and SUN, APRIL 27 FROM 1:00 - 3:00pm ****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 Driveâ€”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 spaceâ€”just awaiting ceiling completion.

Enjoy outdoor living on the east-facing deck, which opens directly to the park. A fantastic



opportunity at this priceâ€”donâ€™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 | 15 |
| Zoning | M-C1 |

Listing Details

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

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