

37, 5520 1 Avenue SE
Calgary, Alberta

MLS # A2298891



\$329,800

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Vinyl Windows		

Inclusions: NONE

Location, Location, Location! This fantastic townhouse is ideally situated close to all amenities, including Marlborough Mall, the C-Train, schools, and parks, with quick access to Stoney Trail and Memorial Drive—making commuting north, south, and west a breeze. This home features two assigned parking stalls conveniently located right in front and backs onto a park, offering 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 space for a dining table. The main level boasts a large living room, a partially updated 2-piece bathroom, and stylish flooring. Upstairs, you’ll find a generously sized primary bedroom with large windows and double closets, along with a 4-piece bathroom. Two additional spacious bedrooms offer ample closet space, plus a convenient hallway linen closet. Enjoy outdoor living on the east-facing deck, which opens directly onto the park. Additional updates include a new furnace. A fantastic opportunity at this price—don’t miss out! Enjoy outdoor living on the west-facing deck, which opens directly onto the park—perfect for relaxing or entertaining. Additional updates include a new furnace. A fantastic opportunity at an attractive price—don’t miss out!