

**209, 5404 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2313637**



**\$309,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this stylish and sun-drenched modern townhouse in the established community of Penbrooke Meadows. Your perfect blend of comfort, practicality, and charm! This inviting home features in-suite laundry, dedicated parking stall, generous visitor parking, three bright and spacious bedrooms, and is filled with natural light from the moment you step inside. The main level is highlighted by a newly renovated kitchen, boasting brand-new cabinets, stylish backsplash and countertops, and newer stainless steel appliances, flowing seamlessly into the dining area and a cozy living room ideal for relaxing or entertaining. Upstairs, you'll find three generous bedrooms and a beautifully updated stylish 4-piece bathroom. Outside, enjoy your own private fenced front porch in a fantastic location just minutes to schools and shopping. Whether you're a first-time buyer, a growing family, or looking to invest, this move-in ready home checks all the boxes—don't miss this opportunity!