

**436, 1727 54 Street SE**  
**Calgary, Alberta**

**MLS # A2323141**



**\$255,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	C-COR2 f3.0h23
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to Bella Casa, a beautifully maintained condominium offering comfortable living and excellent value in a highly desirable location. This top-floor corner unit features 868 sq. ft. of thoughtfully designed living space, with peaceful views overlooking the private inner courtyard. The functional open-concept floor plan is enhanced by 9-foot ceilings, creating a bright and spacious atmosphere. The large kitchen offers plenty of workspace and storage, while the living room is anchored by a cozy corner gas fireplace. The generous primary bedroom includes a private ensuite and ample closet space, while the second bedroom is conveniently located beside the main bathroom, making it ideal for guests, family, or a home office. Additional features include in-suite laundry, abundant closet space, and a dedicated in-suite storage area. The unit also comes with a titled parking stall, along with ample street parking for visitors. Residents enjoy a secure building and access to the beautifully landscaped courtyard, complete with a fountain, gazebo, built-in BBQ, picnic tables, and seating areas. Conveniently located within walking distance to shopping, restaurants, transit, and other everyday amenities, this property is perfect for first-time buyers, downsizers, or investors alike. An incredible opportunity for comfortable living or a smart investment in a sought-after community.