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GRASSROOTS REALTY GROUP

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436, 1727 54 Street SE Calgary, Alberta

MLS # A2357589

$239,900

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

Heating:	Baseboard, Fireplace(s), Natural Gas	**Water:**	Public
Floors:	Carpet, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	$ 681
Basement:	None	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	C-COR2 f3.0h23
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected, Sewer
Features:	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.

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