

**425, 1727 54 Street SE**  
**Calgary, Alberta**

**MLS # A2211849**



**\$299,999**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 652
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	c-cor2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Welcome to Bella Casa! Top floor and corner unit condo with 2 bedrooms and 2 baths! Open concept design with open living room and kitchen! in 2023, unit was renovated with new luxury vinyl plank floor, new paint and baseboard! Open kitchen with lots of sunlight, in unit laundry, and underground parking! Building courtyard with covered gazebo and BBQ area! Visitor parking in parkade and 1st level commerical shops!! Close to all ammenities: shopping, public transit, parks, and major highways i.e 16th Avenue, Stoney Trail, 52dn St.. and Deerfoot Trail