



THE
A-TEAM

**RE/MAX
FIRST**

5404 10 Avenue #119, Calgary T2A5G4

MLS® #: **A2152747** Area: **Penbrooke Meadows** Listing Date: **07/26/24** List Price: **\$239,000**
Status: **Active** County: **Calgary** Change: **-\$6k, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM
52
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking
Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Composite Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 12`0"	Kitchen	Main	12`0" x 11`0"
Bedroom - Primary	Main	14`0" x 10`0"	Bedroom	Main	10`0" x 9`0"
4pc Bathroom	Main	10`0" x 5`0"			

Legal/Tax/Financial

Condo Fee: **\$328** Title: **Fee Simple** Zoning: **M-C1**
Fee Freq:

Monthly

Legal Desc: **7610743**

Remarks

Pub Rmks: **Great opportunity to buy this fully renovated 2 bedroom bungalow end unit townhouse, in a well managed complex in the area! It has been updated over the last few years with all new windows and doors, new kitchen granite counter and cabinets, bathroom with new tub, new granite counter, new sink, new tap, new toilet, and new tiles. Freshly painted and laminate flooring throughout. Open layout and lots of natural light. Close to schools, shopping and within walking distance to parks, playgrounds and public transit. Off-street and visitor parking included. Call Today!**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123