



THE
A-TEAM

**RE/MAX
FIRST**

5520 1 Avenue #15, Calgary T2A 5Z7

MLS® #: **A2170238** Area: **Penbrooke Meadows** Listing Date: **10/03/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Asphalt,Front Drive,Parking Pad,Stall**

Finished Floor Area

Abv Sqft: **1,123**
 Low Sqft:
 Ttl Sqft: **1,123**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Crown Molding,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 12`2"
Kitchen	Main	7`9" x 8`2"
Bedroom - Primary	Upper	15`2" x 10`8"
Bedroom	Upper	11`2" x 8`0"
Furnace/Utility Room	Basement	6`0" x 5`3"
Laundry	Basement	15`8" x 15`6"
Bedroom	Basement	16`9" x 7`11"

Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 3`0"
Dining Room	Main	9`6" x 8`10"
4pc Bathroom	Upper	5`2" x 7`5"
Bedroom	Upper	12`4" x 8`5"
Storage	Basement	5`9" x 7`5"
4pc Bathroom	Basement	5`8" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **7810899**

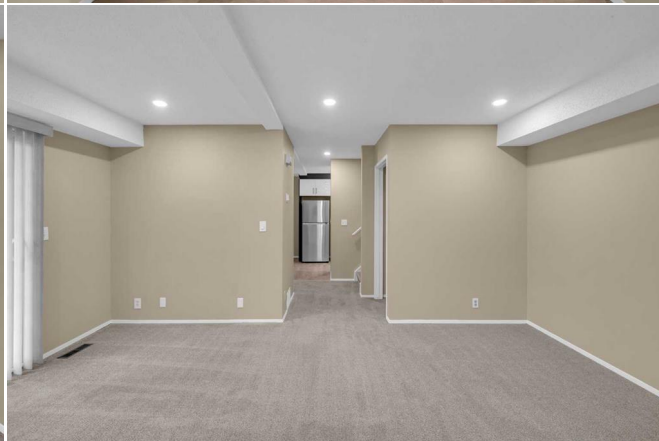
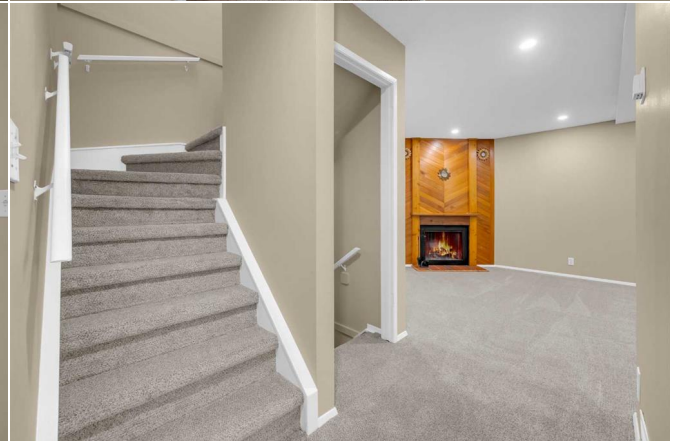
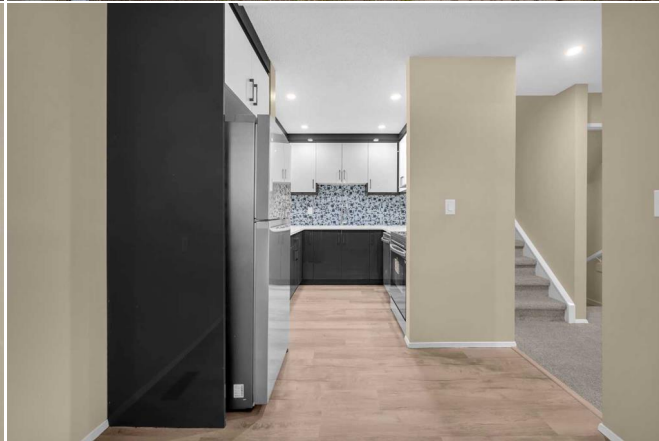
Remarks

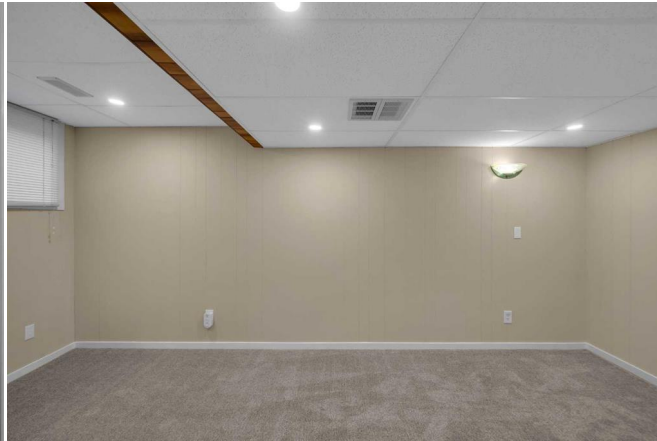
Pub Rmks: **Welcome to this beautifully renovated end-unit townhome, boasting 1,376 square feet of livable space, in the highly desirable community of Penbrooke Meadows. This stunning property offers 4 bedrooms and 2.5 bathrooms, making it a perfect home for families or an excellent investment opportunity. Every detail of this home has been thoughtfully updated, featuring a modern kitchen with dual-color cabinets, quartz countertops, stainless steel appliances, a stylish backsplash, fresh paint, upgraded lighting, plumbing fixtures, new doors, and hardware. Key components like the hot water tank, roof, windows, and exterior doors have also been replaced in recent years, ensuring a move-in-ready experience. The main level welcomes you with a spacious living room, a contemporary kitchen, a cozy dining nook, and a convenient 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet, and a 4-piece main bathroom. The fully developed basement offers additional living space with a fourth bedroom, another 4-piece bathroom, a storage area, and a mechanical room with laundry facilities. The main floor living room opens to a charming front yard, perfect for enjoying summer days. Additionally, the property includes two assigned outdoor parking stalls for your convenience. The location is ideal, within walking distance to transit, shopping, parks, playgrounds, schools, and other amenities in nearby communities. Whether you're looking for a place to call home or a great investment opportunity, this property is ready for quick possession. A 3D virtual tour is available for your convenience. Please contact your favorite realtor today to schedule a private viewing**

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Mountain View)**

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











15-5520 1 Ave SE, Calgary, AB

Main Floor Exterior Area 351.17 sq ft
Interior Area 497.05 sq ft



PREPARED: 2024/06/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15-5520 1 Ave SE, Calgary, AB

Upper Floor Exterior Area 571.64 sq ft
Interior Area 917.08 sq ft



PREPARED: 2024/06/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15-5520 1 Ave SE, Calgary, AB

Basement (Below Grade) Exterior Area 253.61 sq ft
Interior Area 233.25 sq ft
Excluded Area 342.83 sq ft



PREPARED: 2024/06/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.