



THE
A-TEAM

**RE/MAX
FIRST**

5519 1 Avenue, Calgary T2A 5Z6

MLS®#: **A2180928**

Area: **Penbrooke Meadows**

Listing Date: **11/25/24**

List Price: **\$402,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 20-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,647 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

26
Layout
Beds: **4 (4)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 10`7"
Dining Room	Main	7`3" x 5`10"
2pc Bathroom	Main	5`0" x 4`7"
Bedroom	Upper	10`5" x 8`5"
4pc Bathroom	Upper	8`0" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`3" x 8`5"
Bedroom	Main	9`6" x 8`5"
Bedroom	Upper	13`8" x 10`11"
Bedroom	Upper	10`5" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7711204

Zoning:
M-C1

Remarks

Pub Rmks: **Step into this newly renovated end-unit townhome and experience modern comfort with stylish updates. Boasting just under 1,200 sq. ft. of living space across two levels, this home offers 4 bedrooms and 1.5 baths, making it perfect for families or those seeking room to grow. Freshly painted walls and brand-new vinyl flooring create a warm, contemporary feel throughout, while large south-facing windows flood the spacious living room with natural light. The updated kitchen is equipped with modern cabinetry, quartz countertops, and brand-new stainless-steel appliances, designed to make cooking a joy. All four bedrooms provide ample closet space, and the unfinished basement offers limitless potential for customization to suit your needs. Outside, the private backyard is perfect for entertaining or relaxing, complete with a parking pad at the rear that accommodates multiple vehicles. Conveniently located close to schools, playgrounds, shopping, and public transit, this home truly has it all. Don't miss your chance to make this exceptional property yours—schedule your private tour today!**

Inclusions:
Property Listed By: **Shed
2% Realty**

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









