



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5404 10 Avenue #324, Calgary T2A 5G4**

MLS® #: **A2186562**      Area: **Penbrooke Meadows**      Listing Date: **01/09/25**      List Price: **\$249,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

Access:

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

Finished Floor Area

Abv Sqft: **1,085**  
 Low Sqft:  
 Ttl Sqft: **1,085**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7'0" x 7'5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11'11" x 10'6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11'0" x 15'11"</b>	<b>Entrance</b>	<b>Main</b>	<b>7'4" x 4'11"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7'0" x 6'3"</b>	<b>Storage</b>	<b>Main</b>	<b>6'9" x 3'0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9'1" x 9'8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>9'10" x 13'0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9'1" x 7'6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9'9" x 9'5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$397**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7610743**

Remarks

Pub Rmks: **Great opportunity to call this fully renovated 3 bedroom townhouse your new home. This home has been majorly updated with all floorings, paint, lightings, brand-new kitchen appliances, laundry, counters and cabinets. Open layout and lots of natural light. Private front porch and off-street parking stall. Close proximity to schools, shopping and within walking distance to parks, playgrounds and public transit.**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Argos Realty**

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







