



THE
A-TEAM

**RE/MAX
FIRST**

1727 54 Street #302, Calgary T2A1B7

MLS®#: **A2190161** Area: **Penbrooke Meadows** Listing Date: **01/27/25** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **866**
 Low Sqft:
 Ttl Sqft: **866**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Stucco,Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	6`7" x 4`10"	Entrance	Main	5`2" x 8`8"
4pc Bathroom	Main	4`11" x 7`3"	Bedroom	Main	10`11" x 10`1"
Kitchen	Main	9`3" x 9`1"	Dining Room	Main	6`8" x 9`1"
Living Room	Main	10`10" x 15`2"	Balcony	Main	11`8" x 6`5"
4pc Ensuite bath	Main	4`11" x 8`10"	Bedroom - Primary	Main	13`1" x 12`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$658

Fee Simple
Fee Freq:
Monthly

C-COR2

Legal Desc: 1010721

Remarks

Pub Rmks: **Charming 2-Bedroom Condo in Penbrooke Meadows. Located on the 3rd floor, this spacious and well-maintained 2-bedroom, 2-bathroom condo in Penbrooke Meadows offers comfort and convenience. Enjoy the luxury of in-unit laundry, as well as a secure underground parking stall for added peace of mind. The building boasts a variety of convenient amenities on the main floor, including a medical office, childcare services and much more, making it perfect for busy professionals or families. You'll also have easy access to public transit, grocery stores, and all the amenities you need for a vibrant lifestyle. This condo offers the perfect blend of convenience, comfort, and location—don't miss out on this fantastic opportunity!**

Inclusions: n/a
Property Listed By: Century 21 Bravo Realty

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







