

# \$314,900 - 54, 5520 1 Avenue Se, Calgary

MLS® #A2210275

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,070 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

Location, Location, Location! This fantastic townhouse is situated close to all amenities, including Marlborough Mall, the C-Train, schools, parks, and offers quick access to Stoney Trail and Memorial Drive—making travel north, south, and west a breeze.

Featuring two assigned parking spots right in front, this home also backs onto a park for added privacy and outdoor enjoyment. Step inside to a spacious foyer leading to a bright country-style kitchen, complete with a stove, fridge, and plenty of room for a table and chair set. The main level boasts a huge living room, a partially updated half bath, and stylish laminate flooring that continues up the staircase and throughout the three upstairs bedrooms.

The upper level offers a generously sized master bedroom with large windows and double closets, along with a renovated 4-piece bathroom. 2 more spacious bedrooms up with ample closet space as well as a linen closet in the hallway up. The basement is mostly finished, featuring two den areas, storage rooms, and a large laundry space—just awaiting ceiling completion.

Enjoy outdoor living on the east-facing deck, which opens directly to the park. A fantastic opportunity at this price—don't miss out!

Built in 1977



## Essential Information

MLS® #	A2210275
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,070
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	54, 5520 1 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z7

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Level

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	5
Zoning	M-C1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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