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1106 53A Street SE Calgary, Alberta

MLS # A2267173



\$299,900

Division: Penbrooke Meadows Residential/Four Plex Type: Style: Bi-Level Size: 472 sq.ft. Age: 1971 (54 yrs old) **Beds:** Baths: Garage: Off Street Lot Size: 0.04 Acre Lot Feat: Back Yard, Level

Water: **Heating:** Forced Air Floors: Sewer: Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame M-C1 Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: n/a

Beautifully Updated Home — Perfect for First-Time Buyers! This is NOT a condo — there are NO condo fees! The home has been fully renovated from top to bottom, featuring brand-new vinyl plank flooring throughout, fresh paint, and numerous modern updates. Major improvements include new subfloors and underlay, newer windows, and an electrical upgrade from 60-amp to 100-amp service, completed by a licensed electrician and City of Calgary–approved. All plugs and switches have been replaced with tamper-proof outlets for added safety. The interior has been completely refreshed with refinished cabinets, solid surface quartz countertops, and stainless steel appliances including a dishwasher, ceramic top stove, fridge, and hood fan. The bright upstairs dining room can easily be converted into a third bedroom simply by adding a double door — offering flexible space to suit your needs. Downstairs you will find the two large bedrooms and fully renovated main bathroom. Move-in ready and beautifully updated, this home offers incredible value and peace of mind for any buyer!