

319, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2271859

\$257,500



Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	928 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Interior Lot, Landscaped, Level, Low Maintenance		
Heating:	Fireplace(s), Forced Air, Natural Gas		
Floors:	Ceramic Tile, Laminate		
Roof:	Asphalt		
Basement:	None		
Exterior:	Stucco, Wood Frame, Wood Siding		
Foundation:	Poured Concrete		
Features:	Beamed Ceilings, High Ceilings, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 340		
LLD:	-		
Zoning:	M-C1		
Utilities:	Cable Internet Access		
Inclusions:	SHED		

Rare opportunity to own a bungalow-style, end unit townhome offering true single-level living and exceptional privacy. This beautifully updated home features a bright white renovated kitchen, vaulted wood-beamed ceilings, and tile and laminate throughout for ease of maintenance. The spacious open concept living room and dining area includes a wood-burning fireplace and opens onto a spacious, private, north-west facing courtyard patio- perfect for evening relaxation. The layout offers 2 comfortable bedrooms, an updated 4pc bathroom and a large in unit laundry/storage room. Peace of mind upgrades include newer furnace, newer hot water tank, updated windows, some flooring and fresh interior paint. This end unit provides one assigned stall with plenty of street parking for supplementary cars. The large exterior shed adds even more functionality. With its bungalow floor plan and no interior stairs, this home is an excellent option for those seeking accessible living, seniors or anyone wanting easy low-maintenance comfort. Convenient location close to transit, shopping, parks and amenities. Affordable, updated, and move-in ready-this rare bungalow townhome is one you won't want to miss.