

5, 5520 1 Avenue SE  
Calgary, Alberta

MLS # A2277519



**\$369,000**

**Division:** Penbrooke Meadows

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,127 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Assigned, Stall

**Lot Size:** -

**Lot Feat:** Level

**Heating:** Standard, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 390

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1 d75

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** n/a

Welcome to this fully renovated 3-bedroom, 2.5-bathroom townhome offering 1,675 sq/ft of thoughtfully updated living space, two parking stalls, and low condo fees. The renovation quality here truly stands out, with a level of finish rarely found in this complex or price range. This home has been comprehensively upgraded inside and behind the walls, including all-new PEX plumbing, a high-efficiency furnace, 50-gallon power-vent hot water tank, A/C rough-in, modern lighting with pot lights, new carpet, refinished hardwood, fresh paint, and a full suite of new stainless steel appliances. The main floor features a bright living area, updated half bath, and a fully redesigned kitchen with granite countertops and porcelain tile backsplash. Upstairs offers three generous bedrooms and a beautifully updated full bathroom. The fully developed basement adds a spacious rec room, a second full bathroom, and a dedicated laundry and storage area. Completely move-in ready with no detail overlooked.