

209, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2281058



\$175,000

Division: Penbrooke Meadows

Type: Residential/Five Plus

Style: 2 Storey

Size: 933 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: See Remarks

Heating: Central

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt

Condo Fee: \$ 354

Basement: None

LLD: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: none

Investor Alert! A great opportunity for investors, renovators, first time homebuyer, or anyone looking to build equity. This is your chance to secure a value-packed townhome in the established community of Penbrooke Meadows. This property is currently laid out as a 2 bedroom + den, with the option to easily convert the den into a third bedroom by adding a window, enhancing future rental income and resale potential. The interior offers a wood-burning fireplace, in-suite laundry, dedicated parking stall, generous visitor parking, and a private fenced front porch ideal for personal outdoor space or pet-friendly living. Situated steps from parks, schools, transit, and shopping, this location supports stable tenancies and sustained demand. Sold "AS-IS", this unit presents a rare opportunity for investors seeking an affordable entry into Calgary's southeast market with immediate upside and long-term growth potential.