

221, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2256324



\$269,900

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	928 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Garden Shed
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Welcome to this well maintained two storey townhouse condominium in a quiet, family friendly area of Penbrooke in South east Calgary. Professionally managed, maintained and offering low condo fees, this home is perfect for families, first time buyers or investors.

Enter the home through your private fenced patio, creating a welcoming outdoor space ideal for relaxing or entertaining. The main floor offers a bright, functional layout with comfortable living and kitchen area. The Large west facing window is perfect for enjoying the evening sun or watching kids play outside.

Upstairs you will find 2 spacious bedrooms plus a versatile den, ideal for a home office or craft room. The property has seen many upgrades, including flooring, a new furnace (2023) and dishwasher (2023) and brand new shingles. Enjoy a smoke free, pet free environment ensuring a clean and well cared for home. Located close to schools, shopping and amenities this townhouse offers both convenience and community. Don't miss your chance to own this affordable updated townhouse in a fantastic south east Calgary location,.