

211, 1727 54 Street SE  
Calgary, Alberta

MLS # A2198995



**\$258,888**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gazebo, Landscaped, Treed		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-COR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Exceptional value and opportunity to own or invest in the family-oriented community of Penbrooke Meadows within walking distance to schools, Elliston Park, Bob Bahan Aquatic & Fitness Centre and endless amenities including the ones found on the street level &ndash; no need to even leave the complex! This 2 bedroom second floor level includes a private patio nestled amongst garden planters for a tranquil outdoor space. Inside is the perfect layout for privacy with the main living spaces separating the bedrooms. The kitchen is well laid out with loads of cabinets and counterspace plus a raised breakfast bar on the peninsula island. Put your feet up and relax in front of the fireplace in the inviting living room on cool winter evenings. Spend the warmer months barbequing and unwinding on the expansive patio. The primary bedroom is equipped with a large walk-in closet and is conveniently located near the 4-piece bathroom. The second bedroom is ideally located on the other side of the unit for ultimate privacy. In-suite laundry and titled underground parking further add to your comfort and convenience. The complex is well run and beautifully maintained with a fantastic lobby to meet up with neighbours and a breathtaking courtyard to gather under the gazebo. Phenomenally located mere moments from the revitalized International Avenue with diverse shops, limitless restaurants and vast amenities plus the convenient rapid transit line. Less than a 10 minute drive to East Hills Shopping Centre with numerous big box retailers, great restaurants and a Costco. Truly an unsurpassable location for this wonderful home!