

408, 1727 54 Street SE  
Calgary, Alberta

MLS # A2207212



**\$205,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-COR2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome home to this beautifully renovated 1 bed and 1 bath condo, vacant and ready for immediate possession! This excellent condo would make a good investment property or is suitable for a first time buyer or retired couple. Upon entrance, the foyer is spacious and gives access to the large laundry room, offering a stacking washer and dryer unit and plenty of storage space. The Kitchen boasts plenty of cabinet and counter space for all your cooking needs, offers a centre island/sink so you can easily entertain your guests from this room. This top floor unit has a spacious balcony overlooking the courtyard, offering a private exposure to the outdoors. The bedroom is a good size with plenty of closet space and direct access to the bathroom. This unit has undergone recent paint, new flooring and is sparkling clean! One titled, underground parking stall is included and is steps away from the elevator. This is a pet friendly building with board approval/restrictions. This prime location offers easy access to the bus or city transit, and is steps away from shopping, amenities and schools. Don't wait, book your private showing today!