

# \$329,900 - 54, 5520 1 Avenue Se, Calgary

MLS® #A2199236

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,070 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

Location, Location, Location! This fantastic townhouse is situated close to all amenities, including Marlborough Mall, the C-Train, schools, parks, and offers quick access to Stoney Trail and Memorial Drive—making travel north, south, and west a breeze.

Featuring two assigned parking spots right in front, this home also backs onto a park for added privacy and outdoor enjoyment. Step inside to a spacious foyer leading to a bright country-style kitchen, complete with a stove, fridge, and plenty of room for a table and chair set. The main level boasts a huge living room, a partially updated half bath, and stylish laminate flooring that continues up the staircase and throughout the three upstairs bedrooms.

The upper level offers a generously sized master bedroom with large windows and double closets, along with a renovated 4-piece bathroom. 2 more spacious bedrooms up with ample closet space as well as a linen closet in the hallway up. The basement is mostly finished, featuring two den areas, storage rooms, and a large laundry space—just awaiting ceiling completion.

Enjoy outdoor living on the east-facing deck, which opens directly to the park. A fantastic opportunity at this price—don't miss out!

Built in 1977



## Essential Information

MLS® #	A2199236
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,070
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	54, 5520 1 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z7

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Level

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	25
Zoning	M-C1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.