

# \$324,900 - 1209 53 Street Se, Calgary

MLS® #A2218394

**\$324,900**

3 Bedroom, 2.00 Bathroom, 495 sqft

Residential on 0.06 Acres

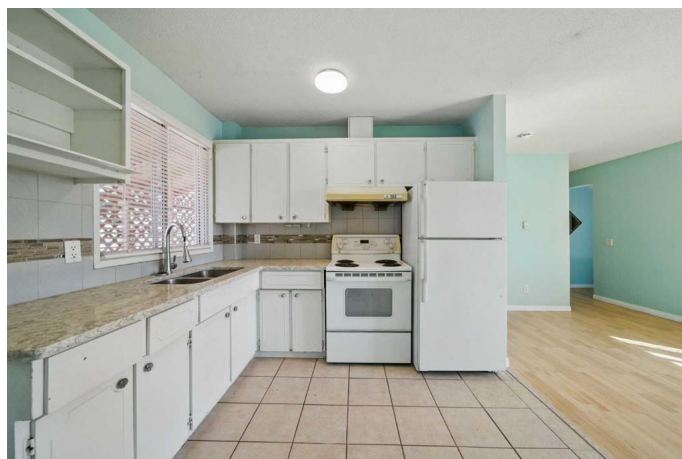
Penbrooke Meadows, Calgary, Alberta

Don't miss this fantastic opportunity to own a well-maintained, move-in-ready home offering approximately 1,000 sq ft of comfortable living space. Featuring 3 bedrooms, 1.5 bathrooms, and no condo fees, this home is perfect for first-time buyers, downsizers, or investors. The main floor welcomes you with a spacious and bright living room, ideal for relaxing or entertaining. The functional kitchen offers ample counter space for cooking and meal prep, perfect for the family chef. A generously sized bedroom with a large closet and a convenient half bath complete the main level. Downstairs, you'll find two additional bedrooms, a full 4-piece bathroom, laundry area, and extra storage space. Step outside to enjoy a private, fully fenced backyard with a lovely deck, ideal for summer BBQs and outdoor gatherings. Located close to shopping, restaurants, public transit, and other amenities, this home combines comfort, convenience, and value in one great package.

Built in 1971

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218394  |
| Price      | \$324,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 495           |
| Acres          | 0.06          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1209 53 Street Se |
| Subdivision | Penbrooke Meadows |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1V6           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Front Drive, Parking Pad, RV Access/Parking, Outside, Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 86   |
| Zoning         | M-C1 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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