



## 1209 53 Street Calgary Alberta

\$324,900

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. (id:6769)

4pc Bathroom 8.25 Ft x 5.08 Ft

Bedroom 10.25 Ft x 7.00 Ft

Primary Bedroom 10.25 Ft x 9.25 Ft

Furnace 4.83 Ft x 7.17 Ft

2pc Bathroom 5.08 Ft x 3.92 Ft

Bedroom 8.33 Ft x 9.08 Ft

Kitchen 10.75 Ft x 9.33 Ft

Living room 14.08 Ft x 10.08 Ft

Listing Presented By:



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<https://www.thehowardteam.net/>



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