



## 5404 10 Avenue Calgary Alberta

\$265,000

Welcome to this charming and affordable 3-bedroom townhome in the heart of Penbrooke Meadows, offering 992.4 sq. ft. of functional living space. Whether you're a first-time homebuyer looking for a place to call your own or an investor seeking a great rental opportunity, this home checks all the boxes! The main floor features an inviting living room, a dedicated dining area, and a well-equipped kitchen, making it perfect for everyday living and entertaining. A laundry/utility room adds extra convenience, ensuring everything is within easy reach. Upstairs, you'll find three comfortable bedrooms and a full bathroom, providing ample space and comfort. Step outside to enjoy the large porch, perfect for relaxing with your morning coffee or hosting summer BBQs. With assigned parking, you'll never have to worry about finding a spot. Located in the convenient community of Penbrooke Meadows, this home offers easy access to schools, parks, shopping, and transit, with quick routes to downtown Calgary and major roadways. With an affordable price tag, this is a fantastic opportunity to step into homeownership or expand your investment portfolio. Don't miss out--schedule your viewing today! (id:6769)

Kitchen 9.58 Ft x 5.42 Ft

Dining room 9.67 Ft x 8.08 Ft

Living room 15.92 Ft x 11.83 Ft

Other 7.00 Ft x 5.25 Ft

Furnace 5.67 Ft x 7.00 Ft

Other 20.17 Ft x 16.50 Ft

Primary Bedroom 9.58 Ft x 12.58 Ft

Bedroom 9.08 Ft x 9.25 Ft

Bedroom 8.25 Ft x 8.75 Ft

4pc Bathroom 5.42 Ft x 10.58 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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