



## 5000 52 Street 1 Calmar AB

\$295,000

WELCOME TO CALMAR WHERE YOU WILL FIND EXTREMELY AFFORDABLE LIVING. Just 14 km west of Leduc and 15 minutes to Nisku. Give me little more love and be a proud owner for ever. Your opportunity to own a corner unit (NO CONDO FEES), beside high school and elementary school. Townhouse is in a quiet community, which offers a welcoming living area. Open Kitchen with ample cupboards and lots of counter space, with dinette overlooking the living room. Main floor two-piece bath, back door from the kitchen to deck South facing backyard fully fenced and landscaped. Upper floor has huge primary bedroom and 2 additional bdrms + 4-piece washroom. Basement is fully finished with 4- piece washroom, bedroom & HUGE living space. Great curb appeal with attached single garage at a desired location close to schools, parks, playgrounds, and all other Calmar amenities. This is an Exceptional Buy for a young family or an investor.

Listing Presented By:



Originally Listed by:  
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