



## 1201 53B Street Calgary Alberta

\$265,000

\*\*\*Back on the market--previous offer collapsed due to financing. Great opportunity for new Buyers!\*\*\*

Affordable Bi-Level Gem in Penbrooke Meadows - NO CONDO FEES!! Welcome to 1201 53B Street SE, Calgary AB, a charming bi-level home nestled on a sunny corner lot in the heart of Penbrooke Meadows. This property offers exceptional value with no condo fees, making it perfect for first-time buyers, families, or savvy investors. Step into a bright and inviting living room featuring a large window that fills the space with natural light. The main floor boasts recently updated laminate flooring, a spacious dining area that flows seamlessly onto a generous deck--ideal for summer BBQs and entertaining. With 3 bedrooms and 1.5 baths, this home offers comfort and flexibility. The lower level includes two good bedrooms, a modern 4-piece bathroom, and convenient basement laundry. Enjoy ample parking with space for two vehicles right out front, and take advantage of the unbeatable location--close to schools, shopping, hospitals, restaurants, and LRT/transit access. Don't miss your chance to own this fabulous home in a well-established community. Book your showing today! (id:6769)

Laundry room 7.83 Ft x 6.00 Ft

Bedroom 10.42 Ft x 7.67 Ft

Primary Bedroom 10.42 Ft x 11.17 Ft

Furnace 4.75 Ft x 7.42 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Other 6.25 Ft x 3.50 Ft

2pc Bathroom 3.92 Ft x 4.92 Ft

Living room 13.92 Ft x 9.92 Ft

Bedroom 8.25 Ft x 10.25 Ft

Other 9.33 Ft x 10.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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