

213, 5404 10 Avenue SE
Calgary, Alberta

MLS # A2167657



\$275,000

Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey, Side by Side		
Size:	1,104 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed - located in yard.

Welcome to #213 - 5404 10 Ave SE. This lovely 3 bedroom, 1 bath townhouse offers quick possession, low condo fees and an exceptional location! whether you are a first time home buyer or investor, you don't want to miss this opportunity. Schools, Shops, Healthcare, Parks & Public Transportation all just minutes away. Featuring brand new vinyl plank flooring in 2024 (main level) + fresh paint in hallways & ALL NEW WINDOWS in 2017. The attic insulation was topped up in 2012. This turn key investment will continue to appreciate very quickly as it is next on the list of buildings scheduled for an exterior face lift! *including new siding & shingles*. The south facing fenced yard offers full sun exposure well maintaining privacy and ample room for storage including secure shed. This unit backs directly onto a beautiful treed green space with pathways leading you to your assigned parking stall & guest parking. Truly a very private, secure location.