

**112, 5404 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2262145**



**\$229,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	All Window coverings
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Welcome to this charming end-unit townhouse condo that combines comfort, style, and convenience! With only one shared wall, you'll enjoy an extra sense of privacy and peace. Inside, the home features beautiful new luxury vinyl plank flooring throughout, creating a modern and inviting feel. The thoughtful layout includes plenty of storage with a spacious entrance area, a kitchen pantry, and a dedicated laundry room. Upstairs, you'll find three bedrooms, including a generously sized primary with a large closet. The third bedroom offers flexible use as a home office, guest room, or hobby space. A full 4-piece bathroom completes the home. Step outside to your fenced, private patio—perfect for entertaining or relaxing with low-maintenance upkeep. The condo board takes care of snow removal and lawn maintenance in the common areas, leaving you more time to enjoy life. Assigned parking is included for your convenience. This is a wonderful opportunity to own a comfortable and well-cared-for home with great value!