

# \$300,000 - 1107 52a Street Se, Calgary

MLS® #A2215841

## \$300,000

3 Bedroom, 2.00 Bathroom, 469 sqft

Residential on 0.04 Acres

Penbrooke Meadows, Calgary, Alberta

Home Sweet Home!! Have you been thinking about home ownership? This is a wonderful chance to step into home ownership with **ZERO CONDO FEES!!** Welcome to your own 3 bedroom + 2 bathroom home. The main floor consists of a bedroom, bathroom, storage closet and an open plan living room-dining room-kitchen. The kitchen leads to a **LARGE DECK** and a **FULLY FENCED AND PRIVATE BACK YARD IDEAL FOR YOUR PET(S)**. The lower level consists of a primary bedroom, third bedroom, 4 piece bathroom, laundry area and utility/storage room. Out front is a small yard and paved driveway. Why rent when you can own? Looking for an investment property with great rental potential? Please note that the photos were taken prior to the house being repainted, this week.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215841  |
| Price          | \$300,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 469       |
| Acres          | 0.04      |



|            |               |
|------------|---------------|
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1107 52a Street Se |
| Subdivision | Penbrooke Meadows  |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2A 1V2            |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 1                                                                         |
| Parking        | Driveway, Front Drive, Off Street, On Street, Parking Pad, Stall, Asphalt |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Master Downstairs, Storage                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other, Private Yard                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level, Private |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | M-C1             |

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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