# 1104 53C Street SE

Calgary | Active | MLS® A2317255

**$265,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **1** | **1971** | **486 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage METRO

# A closer look

NEAT AND CLEAN BILEVEL WITH 1+2 BEDROOMS .MAIN LEVEL WITH KITCHEN,DINING AREA.,LIVING ROOM WITH NEWER WINDOW, AND ONE BEDROOM. FULLY FINISHED BASEMENT WITH 2 MORE BEDROOMS,FULL BATH,LAUNDRY AND FURNACE ROOM.CLOSE TO BUS,SCHOOLS,SHOPPING AND ALL THE MAJOR ROUTES.VACANT FOR QUICK POSSESSION.VERY EASY TO SHOW ANY TIME. NO CONDO FEE.VERY GOOD FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY. ONE CAR CEMENTED PARKING ON THE BACK.WILL NOT LAST VERY LONG AT THIS PRICE.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2317255 |
| **Bedrooms** | 3 |
| **Bathrooms** | 1 |
| **Year Built** | 1971 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bi-Level |
| **Total Living Area:** | 486 sq. ft. |
| **Main Level Finished Area:** | 486 sq. ft. |
| **Lot Area:** | 1,603 sq. ft. |
| **Lot Frontage:** | 20' 1/8 " |
| **Front Exposure:** | West |

| | |
|---|---|
| **Entry Level:** | 0 |
| **Levels:** | Bi-Level |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 1971 (Age: 55) |
| **Bedrooms:** | 3 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7739JK |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Off Street, Parkade |
| **Parking Places:** | 2 |

| | |
|---|---|
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southeast |
| **Community:** | Penbrooke Meadows |
| **Appliances:** | Dryer, Electric Stove, Refrigerator, Washer |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 14'1" × 10'2" · |
| **Main Floor** | Bedroom · 9'2" × 8'2" · |
| **Main Floor** | Kitchen With Eating Area · 10'10" × 9'2" · |
| **Basement** | Bedroom · 10'6" × 7'7" · |
| **Basement** | Bedroom - Primary · 10'6" × 9'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Laminate Counters, No Animal Home, No Smoking Home |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone E |
| **Zoning:** | M-C1 |
| **Listed Date:** | Jun 02, 2026 |

**Explore the full photo gallery and current listing details:**

https://www.maltiwana.ca/properties/1104-53c-street-se-calgary-a2317255/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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