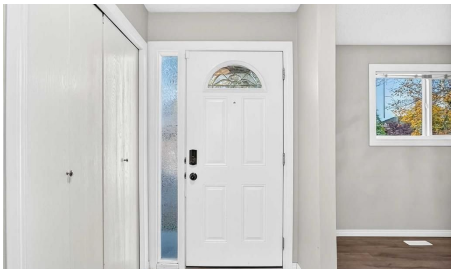
57 5520 1 Avenue SE

Calgary | Active | MLS® A2359892

$275,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1977**	**1,069 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Why RENT, when this can be yours? Welcome to an exceptional opportunity in the heart of Penbrooke Meadows. Offering a perfect balance of comfort, functionality, and value, this well-kept townhouse is ideal for first-time buyers, growing families, or savvy investors seeking a move-in-ready home in an established community.

Step inside to discover a bright and inviting main level designed for everyday living. The spacious living room provides plenty of room to relax or entertain, while the well-appointed kitchen features granite countertops, generous cabinet space, and a practical layout that makes meal preparation effortless. A convenient powder room completes the main floor. Just beyond the patio doors, enjoy a fully fenced backyard, perfect for children, pets, gardening, or outdoor gatherings.

The upper level offers three generously sized bedrooms, including a comfortable primary retreat with dual closets and easy access to the full family bathroom. The developed lower level adds valuable living space with a cozy recreation room and a versatile flex area that can serve as a home office, gym, hobby room, or guest accommodation.

Ideally located near schools, playgrounds, shopping centres, transit, and major roadways, this home combines everyday convenience with outstanding affordability. Whether you're looking to enter the market, expand your investment portfolio, or find a place for your family to thrive, this property delivers exceptional value in a welcoming neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359892
Bedrooms	3
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,069 sq. ft.
Condo Fee:	$390.42
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Sewer, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7810899
Heating:	Forced Air
Basement:	Full, Partially Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Village Iii
Community:	Penbrooke Meadows
Amenities:	Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Blinds
Restrictions:	Board Approval, Pets Allowed, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Eat in Kitchen · 13'7" × 9'5" ·
Main Floor	Living Room · 16'3" × 10' ·
Upper Level	Bedroom · 12'5" × 8'6" ·
Upper Level	Bedroom · 12'5" × 7'4" ·
Upper Level	Bedroom - Primary · 13'10" × 10' ·
Basement	Family Room · 16'2" × 14'2" ·
Basement	Den · 10' × 9'5" ·

Basement	Laundry · 6'5" × 3'3" ·
Basement	Furnace/Utility Room · 9'7" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Chandelier, Granite Counters
Exterior Features:	Covered Courtyard, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C1
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/57-5520-1-avenue-se-calgary-a2359892/

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