

# \$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	1
Zoning	M-C1

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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