

227, 1727 54 Street
Calgary, Alberta

MLS # A2232807



\$259,900

Division:	Penbrooke Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	1.10 Acres		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 600
LLD:	-
Zoning:	C-COR2
Utilities:	-

Inclusions: Window Coverings

Exceptional opportunity for investors or first-time homebuyers! This spacious 2-bedroom, 1-bath condominium offers incredible value in a prime, convenient location. Situated in a well-maintained community, this unit features a bright and functional layout, including a private balcony, perfect for relaxing or enjoying your morning coffee. The open living and dining area flows effortlessly, making the space feel inviting and versatile. The condo fee includes gas, water, and sewer, helping you keep monthly expenses low and predictable, ideal for budget-conscious buyers or rental investors looking to maximize cash flow. With strong rental potential and consistent demand in the area, this is a smart addition to any real estate portfolio. Located close to shopping centers, dining, public transportation, parks, and major commuter routes, everything you need is just minutes away. Whether you're looking for a low maintenance lifestyle or a turnkey investment property, this condo checks all the boxes. Don't miss your chance to own in one of the area's most desirable and established neighborhoods!