

# \$324,900 - 1209 53 Street Se, Calgary

MLS® #A2218394

**\$324,900**

3 Bedroom, 2.00 Bathroom, 495 sqft

Residential on 0.06 Acres

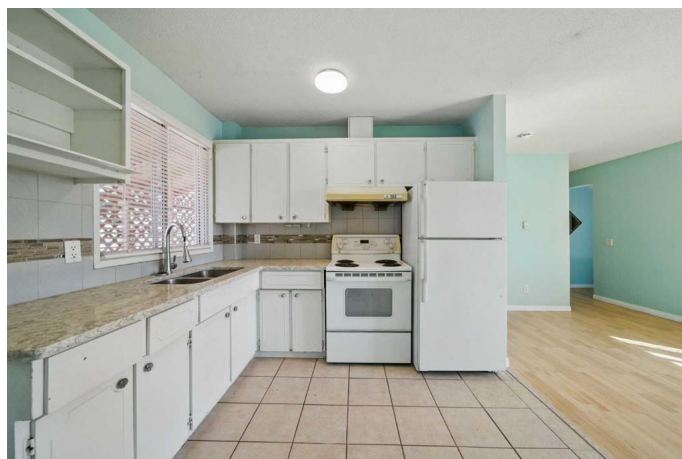
Penbrooke Meadows, Calgary, Alberta

Don't miss this fantastic opportunity to own a well-maintained, move-in-ready home offering approximately 1,000 sq ft of comfortable living space. Featuring 3 bedrooms, 1.5 bathrooms, and no condo fees, this home is perfect for first-time buyers, downsizers, or investors. The main floor welcomes you with a spacious and bright living room, ideal for relaxing or entertaining. The functional kitchen offers ample counter space for cooking and meal prep, perfect for the family chef. A generously sized bedroom with a large closet and a convenient half bath complete the main level. Downstairs, you'll find two additional bedrooms, a full 4-piece bathroom, laundry area, and extra storage space. Step outside to enjoy a private, fully fenced backyard with a lovely deck, ideal for summer BBQs and outdoor gatherings. Located close to shopping, restaurants, public transit, and other amenities, this home combines comfort, convenience, and value in one great package.

Built in 1971

## Essential Information

MLS® #	A2218394
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	495
Acres	0.06
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	1209 53 Street Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1V6

### Amenities

Parking Spaces	1
Parking	Parking Pad, Paved, Front Drive, Outside, RV Access/Parking

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
-------------	---------------

Days on Market	61
Zoning	M-C1

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.