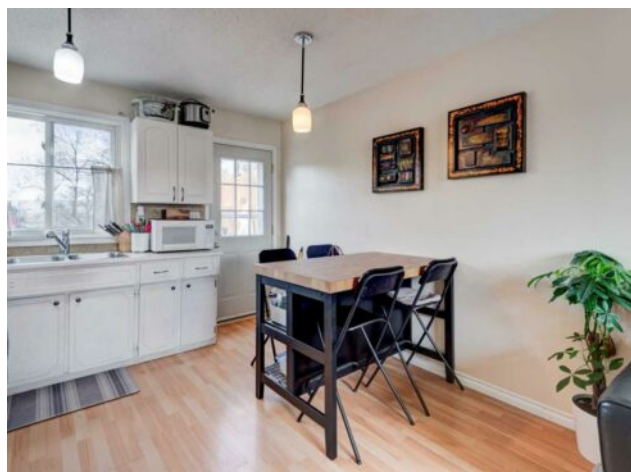


**1107 52A Street SE  
Calgary, Alberta**

**MLS # A2215841**



**\$290,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	469 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Off Street, On Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Primary Downstairs, Storage		

**Inclusions:** none

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.