

**1106 53A Street SE
Calgary, Alberta****MLS # A2267173****\$285,000**

Division:	Penbrooke Meadows		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	472 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Beautifully Updated Home — Perfect for First-Time Buyers! This is NOT a condo — there are NO condo fees! The home has been fully renovated from top to bottom, featuring brand-new vinyl plank flooring throughout, fresh paint, and numerous modern updates. Major improvements include new subfloors and underlay, newer windows, and an electrical upgrade from 60-amp to 100-amp service, completed by a licensed electrician and City of Calgary–approved. All plugs and switches have been replaced with tamper-proof outlets for added safety. The interior has been completely refreshed with refinished cabinets, solid surface quartz countertops, and stainless steel appliances including a dishwasher, ceramic top stove, fridge, and hood fan. The bright upstairs dining room can easily be converted into a third bedroom simply by adding a double door — offering flexible space to suit your needs. Downstairs you will find the two large bedrooms and fully renovated main bathroom. Move-in ready and beautifully updated, this home offers incredible value and peace of mind for any buyer!