

# \$319,800 - 65, 5520 1 Avenue Se, Calgary

MLS® #A2247820

**\$319,800**

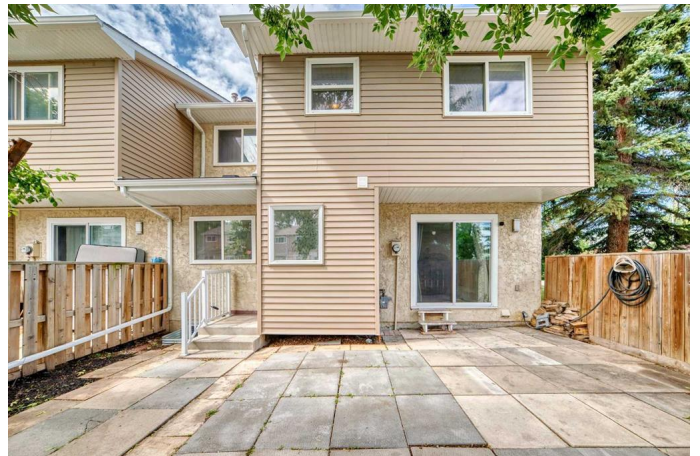
4 Bedroom, 2.00 Bathroom, 1,105 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

4 BEDS | 1.5 BATHS | END UNIT | GREAT LOCATION | MARLBOROUGH PARK – A rare find that blends comfort, charm, and convenience in one irresistible package! This 1,105 sqft end unit offers extra privacy, more natural light, and the feel of a detached home – all while being perfectly positioned just steps from the main road and only minutes to the CTrain, making your commute to downtown or anywhere in the city an absolute breeze. Surrounded by shops, restaurants, parks, and essential amenities, you™ll have everything you need right at your doorstep.

Step inside and be welcomed by a bright, airy floor plan where brand-new windows flood every corner with sunlight. The inviting living room – anchored by a warm, cozy fireplace – is perfect for relaxing evenings or lively gatherings. Upstairs, you™ll find three generously sized bedrooms ideal for restful nights, while the fully finished lower level offers a versatile 4th bedroom that can serve as a guest suite, home office, or creative studio.

With 1.5 baths, you™ll enjoy daily convenience, and the spacious, private front yard opens up endless opportunities: plant your dream garden, host summer BBQs, or simply relax in your own outdoor oasis. Being an end unit means fewer shared walls, more windows, and extra quiet – making this home feel even more like your own. Whether you™re starting your homeownership



journey, upsizing for more space, or looking for a well-connected location, this home checks all the boxesâ€”and then some!

Built in 1977

### Essential Information

MLS® #	A2247820
Price	\$319,800
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	65, 5520 1 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z7

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	3
Zoning	M-C1 d75

### **Listing Details**

Listing Office	eXp Realty
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