

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

MLS® #A2247820

**\$319,800**

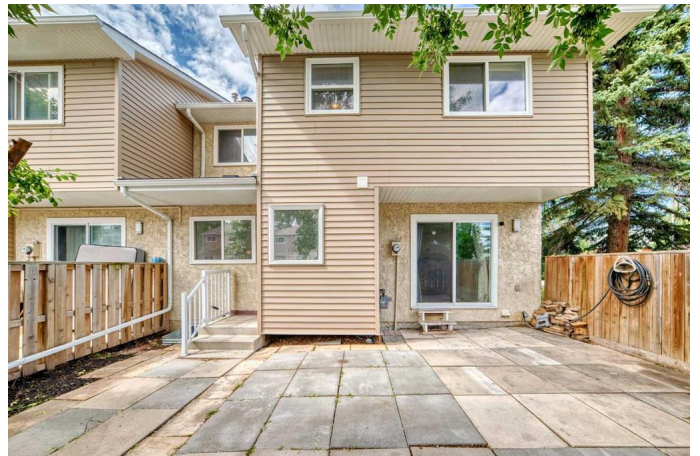
4 Bedroom, 2.00 Bathroom, 1,105 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

4 BEDS | 1.5 BATHS | END UNIT | GREAT LOCATION | MARLBOROUGH PARK â€” 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 homeâ€”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, youâ€™™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 roomâ€”anchored by a warm, cozy fireplaceâ€”is perfect for relaxing evenings or lively gatherings. Upstairs, youâ€™™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, youâ€™™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 quietâ€”making this home feel even more like your own. Whether youâ€™™re starting your homeownership



journey, upsizing for more space, or looking for a well-connected location, this home checks all the boxes”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 | 10                |
| Zoning         | M-C1 d75          |

## Listing Details

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

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