

# \$285,000 - 1201 53b Street Se, Calgary

MLS® #A2257682

**\$285,000**

3 Bedroom, 2.00 Bathroom, 486 sqft

Residential on 0.06 Acres

Penbrooke Meadows, Calgary, Alberta

Affordable Bi-Level Gem in Penbrooke Meadows – NO CONDO FEES!! Welcome to 1201 53B Street SE, Calgary AB, a charming bi-level home nestled on a sunny corner lot in the heart of Penbrooke Meadows. This property offers exceptional value with no condo fees, making it perfect for first-time buyers, families, or savvy investors. Step into a bright and inviting living room featuring a large window that fills the space with natural light. The main floor boasts recently updated laminate flooring, a spacious dining area that flows seamlessly onto a generous deck—ideal for summer BBQs and entertaining. With 3 bedrooms and 1.5 baths, this home offers comfort and flexibility. The lower level includes two good bedrooms, a modern 4-piece bathroom, and convenient basement laundry. Enjoy ample parking with space for two vehicles right out front, and take advantage of the unbeatable location—close to schools, shopping, hospitals, restaurants, and LRT/transit access. Don't miss your chance to own this fabulous home in a well-established community. Book your showing today!

Built in 1971

## Essential Information

MLS® #                      A2257682

Price                        \$285,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 486           |
| Acres          | 0.06          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1201 53b Street Se |
| Subdivision | Penbrooke Meadows  |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2A1W1             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Laminate Counters                          |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full                                       |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 38                   |
| Zoning         | M-C1                 |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.