

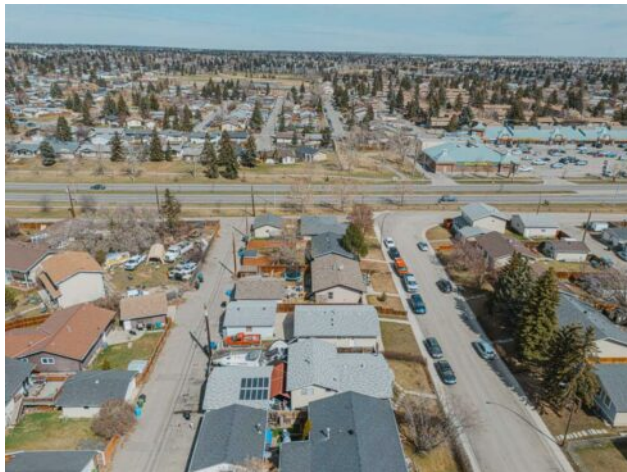


GRASSROOTS
REALTY GROUP

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95 PENSVILLE Road SE
Calgary, Alberta

MLS # A2213720



\$580,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	843 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: NONE

ATTENTION First Time Buyers OR Investors looking for a great property. This bungalow with a large lot is located close to transit and other amenities. Bright open living room with pass through to updated kitchen makes for great entertaining. 4 pc bath, Master bedroom and second bedroom round out the main floor. Legal Suite Basement with separate entrance is finished with 2 BEDROOMS , kitchen and a 3pc bath, large family/rec room . Fantastic backyard with newer fencing, and plenty of room to build a double garage and still have RV/toy parking off the paved back lane.