



GRASSROOTS
REALTY GROUP

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627 Penbrooke Road SE
Calgary, Alberta

MLS # A2214939



\$489,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks, Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Negotiable. Seller downsizing. If there are items your buyer wants please let me know. Items for renovation such as extra tile, un-tinted paint, stain for fence, stair handrail and hardware etc. will be left at the property

Are you looking for a fixer upper? Then this is your place! Located on a great street close to schools, shopping and transportation and is ready for your personal touch. The massive SOUTH facing backyard is large enough for RV parking, a vegetable garden, firepit and a private patio and includes a double detached 18X24 HEATED garage. The main floor includes 2 decent sized bedrooms, a 4 piece bathroom, kitchen, dining room and living room with a gorgeous brick wood burning fireplace. The lower level includes 2 more bedrooms, another 4 piece bathroom, laundry, additional kitchen, a rec room with bar and an additional wood burning fireplace. Listed at a great price, this one wont be around for long so book a showing with your favorite Realtor and see the potential this home has to offer.