



GRASSROOTS
REALTY GROUP

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183 Penbrooke Close SE
Calgary, Alberta

MLS # A2220335



\$499,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	999 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, See Remarks		

Heating:	See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

Investors and First time home Buyers Alert! This spacious half duplex boasts 5 generously sized bedrooms and 2 full bathrooms. Offering exceptional value and income potential. With a well thought out layout that easily accommodates large families or tenants, this property is an ideal addition to any portfolio. The upper and lower levels provide flexible living arrangements. Situated in a desirable, well connected neighbourhood close to schools, public transport, parks, and shopping, this home is sure to be the perfect rental performer as well as great home to settle down in. Whether you are looking to live up and rent down, or have it as a full investment, DO NOT miss this rare opportunity to own a property with endless potential!