



GRASSROOTS
REALTY GROUP

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68 Pennsburg Way SE
Calgary, Alberta

MLS # A2220430



\$409,999

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	790 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt, Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this charming bi-level home! Perfect for families, first-time buyers, or investors! Nestled in a quiet neighbourhood and offering loads of potential, this property boasts a MASSIVE backyard with back alley access- ideal for future plans such as a parking pad or a large garden! There is plenty of room for the kids to play, or pets to roam. Bring your backyard get-togethers to a whole new level; a large paver stone patio is the perfect spot for BBQ's and entertaining! Inside, the main level features a bright and spacious layout. Large windows allow for tons of natural light. The large living room flows to the dining area and the kitchen, great for day-to-day family living! You'll find two comfortable bedrooms upstairs, along with the 4 piece bathroom. Downstairs, the developed basement offers 3 additional rooms- use all as bedrooms or convert one into a second living area, playroom or home office to suit your needs! The large utility room/laundry room provides ample storage and functionality, and a 100 AMP ELECTRICAL PANEL (previously 70 amp)! This homes LOCATION has it all! Located close to schools, playgrounds, shopping, and just minutes from Stoney Trail for an easy commute in any direction. Blocks away from 17th ave, East Hills & Elliston Park! Walking distance to events such as Global Fest! This home combines comfort, space, convenience and opportunity- at an incredible value! Don't miss your chance to make this home your own!