



GRASSROOTS
REALTY GROUP

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352 Penworth Way SE
Calgary, Alberta

MLS # A2229569



\$599,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, P		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY JUNE 22ND from 1:00-3:00pm...This is indeed a rarity that should be considered. A very well maintained and updated two-story home in lovely Penbrooke with four bedrooms upstairs and fenced spaces to park two recreational or other vehicles outside on top of the 24' x 24' oversized, heated detached double garage with 220V wiring. With over 1700 square feet of space on the two levels above grade and another 465 square feet in the developed portion of the basement, there is lots of room here and makes you one of the bigger homes in this neighborhood. Mechanically sound, the key components have been dealt with recently. This includes furnace and central air conditioning (2021), Radon Environmental Certificate (2019), Three Season Sunroom Addition (2016), Garage Motor and Springs (2016), Electrical Inspection and Corrections (2016), Front and Back Doors (2015), Eaves and Soffits (2012), Windows on Main Floor and Upstairs (2006-2009), New Garage Door (2007) and All Shingles (2006). Other updates include Outside Paint on House Garage & Deck (2025), Full Painting Main Floor and Upper Level (2024-2025), Vinyl Plank Flooring in Master (2022), Basement and Fireplace Painting (2019), All Sides of Fence Replaced (2012-2016), Cement Sidewalk Installed (2015), Replace Kitchen and Both Baths Linoleum (2014), Replace Basement Carpet (2010). The appliances have also been kept up with Dishwasher (2023), Fridge and Oven (2021), Dryer (2016), and Washer (2010) all being replaced. Enjoying a great location on the quietest part of an already quiet side street, the huge lot is well treed, fully fenced and offers lots of grassy space left to enjoy. The back alley is fully paved so is much cleaner when parking in the garage. Schools are in the area with all 4 public schools currently needed to complete K-12 within

600m (K-3, and 4-6) and 1.7km (7-9 and 10-12). Transportation options have never been better here with easy access to 17th Ave, Memorial and Stony Trail. The abundant amenities of International Ave and Marlborough (36th Street) are just a short hop away. This is a fantastic move-in ready property at a great price. Come and see for yourself today.