



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5340 5 Avenue SE
Calgary, Alberta

MLS # A2230266



\$639,999

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,124 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows

Inclusions: Refrigerator in lower level, Range hood in lower level, Electric Stove in lower level, Dishwasher in lower level, Washer/Dryer in basement

Discover the perfect blend of modern comfort and family-friendly design in this beautifully renovated 4-level split, nestled in the heart of Penbrooke, Calgary. Step inside and be welcomed by an open-concept main floor with an abundance of natural light pouring through brand new windows throughout the home. The spacious kitchen is a chef's delight, boasting brand new appliances, a large center island, and plenty of cupboard space—making it ideal for both daily living and entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a convenient half-bath ensuite, as well as a full main bath for family or guests. A unique separate rear entrance and thoughtfully designed mudroom create privacy between the upper and lower levels, making this home perfect for multi-generational living or extended family. The mudroom includes the first of two laundry areas, while the lowest level features a second laundry set for ultimate flexibility and convenience. Downstairs, discover a beautifully finished lower level with a stunning kitchen—warm lower cabinetry paired with crisp white uppers, an expansive island, and a show-stopping stone electric fireplace feature wall. Two additional large bedrooms and a stylish full bathroom complete the basement, offering a comfortable and private retreat for family or guests. Step outside to a spacious, private backyard—perfect for summer barbecues, gatherings with friends, or quiet evenings under the stars. An oversized double garage provides ample room for vehicles, storage, or a workshop. This home sits on an exceptionally wide and large lot, offering both space and privacy rarely found in the area. Enjoy the convenience of being just 12 minutes to downtown Calgary, with quick access to major transit routes and all the amenities you need close at hand. With every

detail thoughtfully updated and designed for both style and function, this move-in ready home is a rare find in Penbrooke. Book your private tour today and experience everything this exceptional property has to offer!