



**GRASSROOTS**  
REALTY GROUP

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**231 Penmeadows Close SE**  
**Calgary, Alberta**

**MLS # A2230716**



**\$599,999**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Recessed Lighting		

**Inclusions:** x2 refrigerator, x2 electric stoves, dishwasher, x2 microwave hood fan, stacked washer/dryer, washer, dryer and x2 garage door controllers

Welcome to this fully renovated bi-level in Penbrooke Meadows. This house provides a touch of coziness and simplicity, perfect to call it your next home. Upon entering the home, you'll find a split entrance, one leading upstairs and one downstairs, both with separate doors for potential rental income. The main floor is completed with 3 bedrooms, one full bathroom and its own stacked washer and dryer unit. The living room includes a huge window for natural lighting plus furnished with a fireplace and recessed lighting to bring warmth into this modern design. With open access to the kitchen, you'll find it equipped with new appliances, and new cabinetry that is every chef's dream. Through the kitchen you have access to your own balcony for your morning coffee space. The illegal basement suite offers 2 bedrooms, 1 full bathroom, a big rec room and a new kitchen that is also fully equipped with appliances and its own washer plus dryer. This lot features its own yard that is located on the side of the house beside the main entrance, that is perfect to host your friends for outdoor gatherings! Alongside the yard, you'll find a heated double garage that is perfect for those winter storms. Don't wait on this property and book your showing today with your favourite realtor!