



**GRASSROOTS**  
REALTY GROUP

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**52 Penswood Place SE**  
**Calgary, Alberta**

**MLS # A2236769**



**\$579,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Laminate Counters, No Animal Home, Pantry, See Remarks, Separate Entrance, Storage		

**Inclusions:** Play structure , Bbq , shed and wood playhouse

\*\*\*Join us for a special Stampede Breakfast Open House Saturday July 12 th while touring this fantastic property! \*\*\*Welcome to Your Private Backyard Oasis in Penbrooke Meadows! Tucked away on a quiet cul-de-sac in family-friendly Penbrooke Meadows, this updated 4-level split sits on one of the largest lots in the community &mdash; over 8,000 sq ft of outdoor space! Whether you're looking to garden, entertain, let the kids run wild, or park your RV (or all of the above), this oversized yard has you covered. With a massive backyard, RV parking, an oversized double garage, and additional rear parking, the possibilities are endless. Inside, the home features a bright, freshly updated kitchen, resurfaced hardwood floors, and new paint throughout the main floor. Upstairs, you'll find three bedrooms and a full bathroom with a cheater door to the primary suite for added privacy and convenience. The lower levels offer incredible versatility with a fully developed illegal suite &mdash; complete with a large bedroom, full kitchen, dining area, cozy living room with fireplace, and an additional den/bedroom (no window), perfect for guests or potential rental income. Step outside to your backyard paradise &mdash; complete with a built-in BBQ area, play structure, playhouse, and plenty of room for outdoor furniture, garden beds, or even a future hot tub. This is the kind of space you rarely find in the city. Bonus: The home has fully remediated aluminum wiring, professionally pigtailed to copper with permits and inspection completed &mdash; giving you peace of mind and insurance compliance. Located in one of Calgary's best-kept secrets, Penbrooke Meadows offers a strong sense of community, mature trees, oversized lots, and unbeatable access to schools, parks, shopping, transit, and major routes. This is a neighborhood where people look out for each

other &mdash; and where space, value, and charm meet. If you're dreaming of a huge yard, a versatile layout, and move-in ready updates, this is the one. Don't miss your chance to own a piece of Penbrooke's best!