



GRASSROOTS
REALTY GROUP

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55 Penworth Close SE
Calgary, Alberta

MLS # A2239575



\$340,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Second refrigerator, Surveillance System & Four Cameras, Smoke Tent, All furniture

Welcome to this amazing four-bedroom, 2.5-bathroom home that presents fantastic potential for both investors and first-time homebuyers! This property is a true gem, showcasing a fully finished basement that offers additional living space ideal for entertaining or enjoying time with family. For first-time buyers, this residence represents an excellent opportunity to enter the real estate market without the hassle of condo fees. Conveniently located near schools, shopping, public transit, and various amenities, this property is perfect for anyone looking for a vibrant community setting. Whether you love hosting family gatherings in the spacious living areas or taking advantage of the nearby facilities, everything you need is right here. Don't let this incredible opportunity pass you by!