



**GRASSROOTS**  
REALTY GROUP

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**6259 Penedo Way SE**  
**Calgary, Alberta**

**MLS # A2241054**



**\$529,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows                    |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 1,017 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, Low Maintenance Landscape |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Separate Entrance, Storage |                   |      |

**Inclusions:** N/A

Welcome to 6259 Penedo Way SE – A Perfect Investment or Family Home! This spacious and well-maintained bungalow offers 4 bedrooms + 1 den, 2 full bathrooms, and a separate entrance to a fully developed illegal basement suite—ideal for multi-generational living or potential rental income. The main level features a bright and functional layout with a large living room, dining area, and a well-appointed kitchen. You’ll also find 3 good-sized bedrooms and a full 4-piece bathroom. The basement includes a second kitchen, large rec room, 1 bedroom plus a den (could be used as a 5th bedroom or office), and a full bath—providing great flexibility and privacy. A double detached garage and a fully fenced yard complete this property, located in the established and family-friendly community of Penbrooke Meadows. Conveniently close to schools, parks, shopping, and public transit. Ideal for first-time buyers, investors, or those looking for a mortgage helper!