



GRASSROOTS
REALTY GROUP

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68 Pennsburg Way SE
Calgary, Alberta

MLS # A2241566



\$389,999

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	787 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Two sheds in the backyard, Smart Lock on front door, USB Wall Outlets,

Welcome home, to this charming bi-level! With over 1500 square feet of living space, it is perfect for families, first-time buyers, or investors! Nestled in a quiet neighbourhood and offering loads of potential, this property boasts a MASSIVE backyard that is beautifully landscaped, with back alley access- ideal for future plans such as a parking pad or expanding the garden bed! There is plenty of room for the kids to play, pets to roam or hosting the ultimate event! Bring your backyard get-togethers to a whole new level; a large paver stone patio is the perfect spot for BBQ's and entertaining! Inside, you'll find the entire house is FRESHLY PAINTED! The main level features a bright and spacious layout. Large windows allow for tons of natural light. The large living room flows to the dining area and the kitchen, great for day-to-day family living! You'll find two comfortable bedrooms upstairs, along with the 4 piece bathroom. Downstairs, the developed basement offers 3 additional rooms- use all as bedrooms or convert one into a second living area, playroom or home office to suit your needs! The large utility room/laundry room provides ample storage and functionality, a 100 AMP ELECTRICAL PANEL and the furnace was replaced in 2018! This homes LOCATION has it all! Located close to schools, playgrounds, shopping, and just minutes from Stoney Trail for an easy commute in any direction. Blocks away from 17th ave, East Hills & Elliston Park! Walking distance to events such as Global Fest! This home combines comfort, space, convenience and opportunity- at an incredible value! Don't miss your chance to make this home your own!