



GRASSROOTS
REALTY GROUP

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5435 Valentine Crescent SE
Calgary, Alberta

MLS # A2243198



\$475,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Appliances: Dishwasher, Electric Stove, Refrigerator

Welcome to Valentine Crescent - one of the most pristine "pride of ownership" streets in Penbrooke Meadows! Offered for the first time on the market, this perfect example of a solid mid-century bungalow has so much to offer its new owners including an illegal SUITE in the basement. Situated on a large rectangular lot offering both a beautiful front and back yard, the upper level of this charming home features original red oak hardwood floors, a renovated bathroom, 3 full bedrooms and a suite of stainless steel appliances in the kitchen. Below, and accessed by a SEPARATE ENTRANCE from the rear/backyard door, a SECOND FULL KITCHEN is found (including dishwasher!), along with two more spacious bedrooms and a large living room in between. Note that NEW Washer and Dryer have just been installed. Live up and rent below, or this could be an ideal set up for other family members looking to downsize and share living costs. The massive SUNNY SOUTH facing backyard not only has plenty of room to enjoy everything Calgary's weather has to offer, but you'll also find a mechanic's dream garage! This HEATED 26x24 oversized double car garage is the perfect spot to safely park your rides or work on those projects. A large parking area right next to it is ideal for additional vehicles or even an RV or boat. Located only steps away from the many shops and restaurants of 17th/International Ave, and walking distance to schools and even beautiful Elliston Park, you'll love being able to watch the yearly fireworks of GlobalFest so close to home! This home will NOT last so be sure to visit as soon as you can!