



GRASSROOTS
REALTY GROUP

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127 Pensville Road SE
Calgary, Alberta

MLS # A2248508



\$499,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage, Wood Windows		

Inclusions: Bar-b-Q on back Patio; 2 bar stools

THIS COZY 3 BEDROOM BUNGALOW IS PERFECT FOR A YOUNG FAMILY. The first thing you notice as you get out of the car is the wonderfully poured concrete walk up to the front door and all the way around to the large concrete patio in the back. The bones of the house are great - and with a little cosmetic upgrading you'll make it your own. The main floor boasts gleaming laminate floor throughout the kitchen, dining area, living room, hallway and all three bedrooms. The nicely done up 4 pce bathroom finishes off the main floor. The basement is fully developed with parquet and carpet flooring, a bar already set up, a large family room with inlaid book shelves, a 2 pce bathroom and another area for your TV, play area, office, exercise equipment or games area - you decide. You'll also notice a large laundry area, good sized storage area, big newer hot water tank and a newer high efficiency furnace. Now the back yard - an oversized (24 X 26) double garage, completely finished, insulated, heated with full electrical panel. Note also the gas line out to the bar-b-q on your large poured concrete patio - ready for your family and friends get-togethers. This quiet community is close to all amenities - schools, shopping, swimming pool, arena, parks and public transportation. Plus it is just off Memorial Drive and in between 52 and 68 Streets - fast to Trans Canada Highway, Stoney Trail and downtown. All this for under \$500,000 - don't miss out.