



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13 Penworth Close SE
Calgary, Alberta

MLS # A2250595



\$268,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Driveway, Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Washer & Dryer

Situated on a quiet street, backing onto St. Peter School Yard, this home comes with two convenient parking stalls on a front driveway and a fully fenced, child safe backyard, perfect for family living, pets, or simply enjoying your private outdoor space. It backs directly onto green space with walking paths to school and a nearby child's playground. Inside, you'll find a bright and inviting layout. The heart of the home is the sunny kitchen out to a South Backyard Balcony deck for entertaining guests. The main floor also boasts hardwood flooring in the living area and shines with large picture windows throughout. Upstairs, there are three spacious bedrooms, making it a great fit for families, first-time buyers, or anyone looking for extra room. The undeveloped lower level adds even more living space—ideal for future plans to develop. There are no condo fees and this is a great find for you to call Home.