



GRASSROOTS
REALTY GROUP

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203 Penbrooke Close SE
Calgary, Alberta

MLS # A2256139



\$465,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	982 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, On Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: shed

Exceptional investment opportunity in Penbrooke Meadows! This fully developed totalling living space of 1,675 square feet Bi-Level Semi-Detached at 203 Penbrooke Close NE is tenant occupied. Situated on a massive pie-shaped lot, the property features an expansive backyard—ideal for future development, gardening, or outdoor enjoyment. The main floor includes 3 spacious bedrooms, a bright living room, and a functional kitchen layout. The separate entrance leads to a fully finished illegal basement with its own kitchen, living area, and one bedroom—perfect for extended family or rental flexibility. Recent upgrades include a hot water tank (2023) and a high-efficiency furnace (2022). Upgrading a panel box from 60-amp to 100-amp service provides more electrical capacity for modern appliances like air conditioners, hot tubs, and EV chargers. Located on a quiet street close to schools, parks, public transit, and shopping amenities. Don't miss this opportunity - excellent value for the area. Schedule your showing today!