



GRASSROOTS
REALTY GROUP

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120 Pennsburg Way SE
Calgary, Alberta

MLS # A2258016



\$454,999

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	960 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, On		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s)		

Inclusions: Koi pond in the backyard. Brick fire pit in backyard.

Welcome home! This updated duplex is what you have been looking for! A seamless layout that works for everyone- step inside to the cozy, spacious living room with LARGE WINDOWS that overlook the front yard. Ample cupboard and counter space in the kitchen, and a window that overlooks the gorgeous backyard makes doing dishes easy! Upstairs offers 3 full sized bedrooms and a 4 piece bathroom. The fully developed basement makes for an excellent bonus living space, with a "secret door" that leads to the storage room and laundry room. NEW ROOF on the house & garage replaced in 2023! And a BRAND NEW HOT WATER TANK (September 2025). Whether you want to enjoy your morning coffee by your pond, entertain friends & family in your WEST facing backyard, enjoy the garden, or have a fire in the fire pit. This backyard is truly a highlight of the property. With back alley access, no neighbours behind, and a detached garage- what more can you ask for! Additional space beside the garage can be used for extra parking or a spot to park the trailer! Located close to parks, playgrounds, schools, Elliston park, minutes from COSTCO and all the amenities you need! You won't want to miss out on this opportunity.