



GRASSROOTS
REALTY GROUP

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**6103 Penbrooke Drive SE
Calgary, Alberta**

MLS # A2260487



\$425,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	980 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Flat, Rolled/Hot Mop	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Amazing opportunity to own a wonderful starter home conveniently located in Penbrooke. 3 bedrooms and full bath on main. Illegal 2 bedroom basement suite walks out to the street level. Shared laundry, amazing layout. Some updates include Roof (2025), Granite counters, Furnace (2020), Electrical panel upgraded (2021). Amazing bones, just needs a clean up. All levels of school within walking distance. Conveniently located 15 minutes to downtown Calgary. Easy access to Deerfoot Trail, 16th Avenue, Stoney Trail. Minutes to malls, grocery, tennis courts. Bus stop right in front of the home. Make this one yours with a little bit of elbow grease, it's cheaper than paying rent!!