



GRASSROOTS
REALTY GROUP

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6133 Penbrooke Drive SE
Calgary, Alberta

MLS # A2266153



\$409,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,003 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed at Backyard

Welcome to 6133 Penbrooke Drive SE, a versatile and well-located property perfect for investors, growing families, or anyone seeking a smart real estate move in Calgary's vibrant southeast. This walkout-style home is nestled in a quiet, established neighborhood with easy access to schools, parks, transit, and shopping. This is a semi-detached home with 5 bedrooms, 2 full bath with a walk-out basement. Main Floor boasts 3 bedrooms of good sized, 1 full bath, kitchen, bright living room and connecting dining area. The basement has another 2 bedrooms, 4pc bathroom, a large recreation room, separate kitchen and laundry area. This semi-detached sits on a generous lot of 3336 sqft with a private backyard for outdoor enjoyment, gardening or future expansion. Parking is easy with a concrete driveway right in front, and many parkings on the street. Nearby schools and services include James Short Memorial School, Ernest Morrow School with are within walking distance, multiple parks and playground, easy access to Memorial, 52st, 17th Ave and transit. Book your private showing and see it yourself! Great single tenant occupied basement paying \$1,100 plus 35% of utilities, month to month contract at the moment, she would like to stay.