



**GRASSROOTS**  
REALTY GROUP

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120 Pennsburg Way SE  
Calgary, Alberta

MLS # A2272617



**\$425,000**

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	960 sq.ft.	Age:	1972 (54 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:** Pond in the backyard, fire pit, shed, window coverings

OPEN HOUSE JANUARY 3RD FROM 1-4PM! Welcome home! This updated duplex is what you have been looking for! An incredible opportunity for first time home buyers, investors, or families! A very well-kept home, lots of love was poured into this place. The ROOF was entirely replaced in 2023, as well as the garage roof. A BRAND NEW hot water tank installed in September of 2025. NEW PAINT in the bedrooms upstairs! Move-in ready, no extra work required, AND NO CONDO FEES! 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 landscaped backyard makes doing dishes easy! A half bathroom on the main floor as well!. Upstairs offers 3 full sized bedrooms (newly painted) and a 4 piece bathroom. The fully developed basement makes for an excellent bonus living space, with a "secret door" that leads to the LARGE storage room and laundry room. The back door to the yard is tucked behind the kitchen, with easy accessibility to the basement. 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! This large PIE-SHAPE LOT will check off all the boxes! 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 the chance to call this HOME!

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