



**GRASSROOTS**  
REALTY GROUP

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**336 Penworth Way SE**  
**Calgary, Alberta**

**MLS # A2285530**



**\$539,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement Fridge and Stove. Fridge and Freezer in garage.

Fantastic investment opportunity in the established community of Penbrooke Meadows! This well-maintained bungalow offers exceptional value with an illegal suited basement and a total of 5 bedrooms, making it ideal for investors or multi-generational living. The main floor features a bright and inviting layout with 3 bedrooms, including a primary bedroom with ensuite, spacious living and dining areas, and a large kitchen filled with natural light. Recent updates include a newer roof, most windows, furnace, and hot water tank, along with tasteful laminate and ceramic tile flooring throughout. The basement suite is generously sized and includes 2 bedrooms, a massive living area, full kitchen, and bathroom—perfect for additional income potential. Situated on a rectangular lot with back lane access, this home also boasts an oversized single attached garage and a new two-tiered deck—ideal for outdoor enjoyment. Conveniently located close to schools, parks, shopping, and major routes. Don't miss this solid property with great upside and long-term potential! Call your favorite Realtor today to book your private showing!