



**183 Penbrooke Close SE
Calgary, Alberta**

MLS # A2285842



\$465,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	999 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, See Remarks		

Heating:	See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Investor Alert - Turnkey Opportunity! This is your chance to own a cash-flowing half duplex in the established community of Penbrooke Meadows. This well maintained property offers strong rental potential with a functional layout, spacious living areas, 5 generous sized bedrooms, and 2 full baths. This property is ideal for investors looking to add to their portfolio or buyers seeking a revenue property and is also the perfect fit for first time home buyers. The property features a bright main floor, ample natural light, a private yard, and convenient parking. Located close to schools, shopping, public transit, and major roadways, making it highly attractive to long-term tenants. Whether you are looking for a buy-and-hold investment or a live-up/rent-down strategy, this property offers excellent value and long-term growth potential.