



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1028 Penrith Crescent SE**  
**Calgary, Alberta**

**MLS # A2286757**



**\$450,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, Interior Lot, Lawn, Private, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Metal Counters, Open Floorplan		

**Inclusions:** None

**\*\*OPEN HOUSE SUNDAY FEB 22nd 12:30-2:30PM\*\*** Step into this beautifully renovated three-level split in Penbrooke Meadows — a home that perfectly balances charm, character, and investment appeal. Designed in a striking industrial farmhouse aesthetic, this space blends cozy rustic elements with bold, edgy finishes to create a refined ruggedness that feels both stylish and welcoming. The open-concept living and dining area is the heart of this home, featuring rich hardwood floors, a shiplap feature wall, and a gas fireplace that anchors the space with warmth and personality. The kitchen is truly one-of-a-kind, showcasing handcrafted steel countertops, a centre island with breakfast nook, convenient built-ins, and newer stainless steel appliances, making it as functional as it is visually impressive. One of the home's most unique highlights is the full-length attached sunroom, complete with its own gas stove fireplace, the perfect year-round hangout for morning coffee, evening wine, or hosting friends. Upstairs, the primary bedroom's bay window floods the room with natural light, creating a warm, inviting retreat. A second bedroom and fully upgraded four-piece bath, finished with a sleek floating sink, complete the upper level. The lower level offers even more flexibility with a third generously sized bedroom plus laundry and utility space, featuring a newer washer, dryer, and hot water tank. Outside, you'll find a double detached HEATED garage with a brand-new roof, ample street parking for guests, a grassy backyard, and a side garden that flourishes in the summer months. On summer nights, enjoy a perfect view of the GlobalFest fireworks right from your living room. Whether you're a young couple looking for a stylish first home or a savvy investor seeking a move-in-ready property with standout design, this Penbrooke

Meadows gem delivers affordable lifestyle and versatility. Don't wait! Call your favourite Realtor today.