



**40 Pensville Road SE  
Calgary, Alberta**

**MLS # A2296018**



**\$499,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	None, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** -

Welcome to this beautiful and recently updated bungalow with 4 bedrooms and 2 full baths sits on a quiet street in Penbrooke Meadows. The main floor features a bright, open layout with recent updated finishes. Featuring newer vinyl windows, doors, kitchen, stainless steel appliances, tile and LVP flooring throughout. The main bathroom is fully updated with granite counter tops, new lightings, cabinets and paint. The fully finished basement offers it's own separate back entrance with a bathroom, and a bedroom with it's own kitchen. Conveniently located close to schools, parks, playgrounds, shopping, restaurants and major bus routes. Move-in ready and packed with value, this home is PRICED TO SELL!