



**6, 100 Pennsylvania Road SE  
Calgary, Alberta**

**MLS # A2303295**



**\$320,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Step inside this beautifully updated home and fall in love with the stunning open-concept kitchen and dining area - perfect for entertaining and everyday living. Recently renovated with a wall removed to maximize space and flow, the kitchen features sleek, matching stainless steel appliances and a modern feel throughout. The main Floor offers a bright, spacious living room along with a convenient two-piece powder room. Step outside the kitchen to your own private fenced backyard. Perfect for your summer BBQ's and gatherings. Upstairs, you'll find three sun-filled bedrooms and a full four-piece bathroom. Ideal for families or guests. With newer windows and excellent overall condition, this home is truly move-in ready. Located close to schools, parks, public transit, and all essential amenities, it offers both comfort and convenience in one fantastic package. Don't miss your chance to see it!