



**12 Penswood Place SE
Calgary, Alberta**

MLS # A2136261



\$650,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,264 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, RV Gated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Separate Entrance, Soaking Tub, Storage		

Inclusions: Second freezer

****Rare**** 1264 sq/ft Bungalow on a 52 Wide CORNER LOT with Gated RV Parking and a OVER-SIZED double detached MECHANICS GARAGE with TALL DOORS + a wide paved alley for easy access. ACROSS FROM A PARK | NEW MODERN KITCHEN | CENTRAL AIR CONDITIONING | 4 BEDROOMS | FINISHED BASEMENT WITH A SEPARATE ENTRANCE | GATED RV PARKING | WITHIN WALKING DISTANCE TO 3 SCHOOLS | VERY WALKABLE LOCATION | Good for Living, Renting or holding for REDEVELOPMENT LATER ON. Situated on a quiet cul-de-sac across from a green space and playground sits this well-maintained bungalow loaded with upgrades! Updated flooring, a new kitchen, central air conditioning and a central vacuum system are just a few of the exceptional upgrades this move-in ready home offers. Great curb appeal with lush gardens provides a lasting first impression. Inside the sunshine filled living room boasts park views and clear sightlines into the dining room, perfect for entertaining or quiet nights in. Beautifully updated, the kitchen is the heart of the home featuring stainless steel appliances, full-height cabinets and a stylish design. 3 spacious and bright bedrooms are on this level along with a full 4-piece bathroom. A SEPARATE ENTRANCE to the finished basement adds extra privacy for extended family members or for a future permitted suite. This level has a large rec room for everyone to gather and connect over family movie and games nights plus a 4th bedroom and another full bathroom. Spend the warm weather in the sunny west-facing backyard where a concrete patio entices summer barbeques and time spent unwinding while kids and pets play in the grassy yard. Parking is never an issue thanks to the double detached garage with gated RV parking to the side. Ideally located within walking distance to 3 schools,

several transit options and numerous parks. Don't let this one slip through your fingers... call your agent now and book an appointment to view!