



**5420 Valentine Crescent SE
Calgary, Alberta**

MLS # A2141757



\$629,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1960 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Basement suite: Dryer, Electric-Stove, Refrigerator, Washer

Charming 5-Bedroom, 2-Bathroom Bungalow with Basement Illegal-Suite & Detached Garage. Discover the perfect blend of comfort and convenience in this delightful bungalow, nestled on a spacious corner/end lot. This property is an excellent choice for homeowners seeking a smart investment with a mortgage-helper illegal-suite, investors, or those looking forward to future development opportunities. Key Features: Well-maintained bungalow boasting a bright and airy layout with 3 cozy bedrooms on the main. Self-contained basement illegal-suite with 2 bedrooms and a full bathroom designed for privacy and potential rental income. Expansive corner lot providing ample outdoor space for gardening, entertainment, or future expansions. Detached garage ensuring plenty of parking and storage solutions. Strategic location in a vibrant neighborhood, close to amenities, schools, and public transport links. Whether you're a first-time home buyer, an investor, or planning for future projects, this property offers a unique opportunity to capitalize on its versatile potential. Don't miss out!