



**15 Pennsburg Way SE
Calgary, Alberta**

MLS # A2204207



\$449,999

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	872 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

This spacious four-bedroom bi-level sits on one of the best lots in Penbrooke, a huge pie-shaped property with a sunny southwest-facing backyard. Located directly across from a massive green space and park, enjoy wide-open views and easy access to outdoor recreation. The main level features two bedrooms, a full bath, and an oversized living room window that showcases the beautiful park and green space right across the street. The lower level is partially developed, offering two additional bedrooms, another full bath, a summer kitchen, and a separate entrance possibility—providing great flexibility to customize the space as needed. Outside, the massive backyard has room for a quad garage, huge decks, and even trailer storage. Plus, there’s an outdoor storage area, perfect for keeping tools, seasonal gear, or extra belongings. The bones are great here, and with a little cosmetic love, this home becomes an amazing opportunity whether you’re a first-time home buyer looking to build equity or an investor searching for a solid property with potential. Get into this home for under \$500K while adding huge value in the process! Property is being sold as-is, where-is. Ideally situated close to schools, shopping, and public transit. With over 1,500 square feet of developed space, this is an opportunity you won’t want to miss!