



**GRASSROOTS**  
REALTY GROUP

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**5420 Valentine Crescent SE**  
**Calgary, Alberta**

**MLS # A2208265**



**\$529,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Basement Suite: Dryer, Electric Stove, Washer, Dryer

This inviting 5 bedroom, 2 bathroom bungalow sits on a generous corner-end lot, offering both immediate livability and future development potential. The property features 3 bedrooms on the main floor with an additional 2 bedroom illegal basement suite and a detached garage. The main level welcomes you with abundant natural light and a functional layout, while the self-contained basement suite provides excellent rental income possibilities. The strategic corner lot position not only ensures privacy but also opens up various development opportunities for the right buyer. Perfect for first-time buyers seeking assistance with mortgage payments, investors looking for steady returns, or visionaries interested in future development. This versatile property combines current comfort with long-term value in a thriving neighborhood. Schedule your viewing today to explore all this exceptional property has to offer!