



GRASSROOTS
REALTY GROUP

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6223 Penedo Way SE
Calgary, Alberta

MLS # A2211623



\$489,900

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	962 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Renovated Duplex (2022) in Penbrooke Meadows. This property has been renovated including : New kitchen, new washrooms, new flooring, new plumbing fixtures, new appliances, new tile backsplash, new feature wall, new paint, and new trim. Upstairs there is 3 bedrooms and 1 full washroom, main floor has a bright kitchen/dining area, living room, and 2-pc washroom. Basement has a finished family room and a laundry/mechanical room. Very large backyard with back-alley access and plenty of room to build a garage. Located on a quiet street only a short walk to the elementary school.