

**12 Penedo Place SE**  
**Calgary, Alberta**

**MLS # A2228666**



**\$500,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** legal suite appliances: electric stove, refrigerator, washer , dryer

Fantastic opportunity in the established community of Penbrooke Meadows! This solid bungalow with legal basement suite sits on a quiet, tree-lined cul-de-sac and offers great potential for homeowners or investors alike. Enjoy the benefits of a live-up, rent-down setup, or rent both units for strong revenue potential. The main floor features a functional layout with three bedrooms, a full bathroom, and bright living spaces. The legal basement suite includes two bedrooms, kitchen, living area, separate laundry, and bathroom &ndash; currently tenanted, offering immediate rental income. Recent updates include new shingles (2025) on both the house and detached garage. Some exterior work remains, including fence replacement and minor roofing completion, making this a great opportunity to add your own equity. Plenty of additional storage with exterior sheds which can stay with the property or be removed as you wish. Penbrooke Meadows is a well-established southeast Calgary community known for its strong sense of community, convenient access to public transit, and proximity to shopping, schools, playgrounds, and major roadways like Memorial Drive and Stoney Trail. Don't miss your chance and book your showing today!