

**5414 Valentine Crescent SE**  
**Calgary, Alberta**

**MLS # A2263853**



**\$474,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows                            |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,144 sq.ft.                                 | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                    |
|--------------------|--------------------|
| <b>Heating:</b>    | Forced Air         |
| <b>Floors:</b>     | Laminate           |
| <b>Roof:</b>       | Asphalt Shingle    |
| <b>Basement:</b>   | None               |
| <b>Exterior:</b>   | Stucco, Wood Frame |
| <b>Foundation:</b> | Poured Concrete    |
| <b>Features:</b>   | See Remarks        |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Welcome to 5414 Valentine Crescent SE – A Charming Bungalow in Penbrooke Meadows. This well-maintained 3-bedroom, 1-bathroom bungalow in the heart of Penbrooke Meadows offers 1,143 sq ft of living space on a large 50' x 120' lot. It is perfect for families, first-time buyers, or investors. This bungalow features a bright, functional layout with a modern kitchen equipped with stainless steel appliances, spacious living and dining areas, three comfortable bedrooms, and a convenient laundry room for added ease and practicality. Enjoy amazing curb appeal, enhanced by updated windows and beautiful colored stamped concrete along the front walkway, front patio, and backyard patio. The home also offers a fully fenced yard and a double detached garage for secure parking and extra storage. Located close to schools, parks, shopping, and public transit, this home offers great value in a convenient, family-friendly neighborhood. Truly a great home in a great location—offering comfort, space, and unbeatable convenience.