

**201 Penbrooke Close SE**  
**Calgary, Alberta**

**MLS # A2208368**



**\$459,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Fridge x3, Oven/Stove x2, Washer/Dryer x2, Microwave x2, Outdoor Sheds x2

**\*\*OPEN HOUSE SATURDAY APRIL 5th 1PM-2PM\*\*** Prime Investment Opportunity or Ideal Starter Home. This charming bi-level property presents a fantastic opportunity for investors or first-time homebuyers looking to enter the market. Featuring a spacious illegal basement suite, this well-maintained home offers both comfort and potential. The main floor boasts beautiful hardwood flooring throughout, complemented by three generous bedrooms, a full bathroom, a cozy living room, a formal dining room, and a well-equipped kitchen. Step outside to enjoy a private, over 40-square-foot balcony—perfect for relaxing or entertaining. The kitchen is equipped with a brand-new fridge and oven, and updated lighting enhances the ambiance in the bedrooms. The upper level also includes its own laundry facilities, ensuring convenience and privacy for the homeowner. The fully-developed illegal lower suite offers two additional bedrooms, a bathroom, a dining area, and a functional kitchen. This unit also features its own laundry, providing independence for tenants or extended family. Currently, the basement suite is rented and offers a seamless transition for new owners to assume the existing lease, with tenants already in place. The expansive backyard is perfect for outdoor enjoyment, featuring a gravel parking pad and dedicated RV parking space, as well as two storage sheds for added convenience. The property also includes a single attached garage, ensuring ample parking and storage options. Located within walking distance to schools and parks, this home is situated in an ideal location. It has been lovingly maintained and offers an excellent balance of personal living space and rental income potential. Don't miss out on this exceptional opportunity—schedule your showing today!