

64 Pennsburg Way SE
Calgary, Alberta

MLS # A2169576



\$399,900

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	989 sq.ft.	Age:	1975 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows, Wood Counters		

Inclusions: Fridge and Freezer in basement, shed

Welcome to 64 Pennsburg Way SE, a beautifully refreshed bi-level duplex in the heart of the family-friendly Penbrooke Meadows community! This charming home offers an abundance of natural light and space and is perfect for first-time buyers or savvy investors. As you enter the home, you're greeted by a bright, open main floor featuring all-new luxury vinyl plank flooring throughout. The living room offers a cozy yet open atmosphere with updated lighting fixtures and ceiling fans, perfect for gatherings or a relaxing night in. The large windows allow natural light to flood the room, creating a warm and inviting space. Walk through the kitchen, and you'll immediately notice the brand-new stainless steel appliances, including a fridge, stove, range hood, and dishwasher. The fresh new paint, modern switches, and plugs add a clean and contemporary touch to this functional kitchen space. Adjacent to the kitchen is a dining area, ideal for family meals or casual dining. You'll find two spacious bedrooms on the main floor heading down the hallway. Each room is freshly painted and boasts the same high-quality flooring throughout the home. The main bathroom has been updated with modern touches, providing a clean and functional space for everyday use. Go downstairs to the fully finished basement, and you'll be amazed by its additional living space. This area features three bedrooms (one currently used as a storage room), a large family room perfect for a home theatre setup, and a designated laundry area that includes a new Amana washing machine (2024). The basement is just as inviting as the main floor, with new flooring, lighting, and abundant natural light from the large windows. The basement bathroom is conveniently located and offers a stand-up shower and plenty of storage. This level is perfect for accommodating guests or creating a

private retreat for family members. Step outside to enjoy the private, low-maintenance backyard, perfect for summer BBQs and gatherings. The outdoor area has been well-maintained and fully fenced, providing privacy and security for kids and pets. The side patio offers a great spot for outdoor dining or simply enjoying the fresh air. Additionally, there's a detached garage and ample storage space for all your outdoor gear. With recent updates, including a new hot water tank (2020), new window coverings (2021), and new blinds (2024), this home is move-in ready, offering peace of mind for future owners. This property's location is ideal—it is situated in the established community of Penbrooke Meadows, close to schools, parks, shopping, and public transportation. With easy access to main roads, commuting is a breeze whether heading downtown or out of the city. 64 Pennsburg Way SE is the perfect blend of updates, space, and convenience, ready for you to call home.