

**4, 100 Pennsylvania Road SE
Calgary, Alberta**

MLS # A2180383



\$329,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: none

?It's time to stop paying rent and make this charming two-storey townhouse in Penbrooke Meadows SE, Calgary, your own! This affordably priced home offers over 1,100 square feet plus an unfinished basement and is perfect for first-time buyers, growing families, or savvy investors. Featuring three spacious bedrooms and 1.5 bathrooms—including a four-piece bathroom on the upper level—this home provides ample space and comfort. Enjoy a warm and inviting living room for relaxing or entertaining and a formal dining room perfect for family dinners. The well-lit kitchen boasts plenty of cabinets and leads to a private fenced backyard—a serene space to unwind, enjoy fresh air, and soak up the sunshine. This quiet, well-maintained complex offers a dedicated parking space right at your front door and ample visitor parking. It is within walking distance to parks, schools (both public and Catholic), shopping, and transit, with quick access to major transportation routes, including Stoney Trail. Everything you need is close by. Don't miss this great starter home opportunity to make this property your own and experience all that this vibrant community has to offer. Book a viewing today and take the first step toward owning your dream home!