

6119 Penedo Way SE
Calgary, Alberta

MLS # A2183841



\$450,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

OPEN HOUSE SATURDAY DECEMBER 21st FROM 1:30-3:30! This property presents an incredible opportunity for an investor or handyman seeking a renovation project in the heart of Penbrooke Meadows, offering an unbeatable location! Situated on a quiet street, backing onto a green space with a playground and no neighbors behind, this property is perfectly positioned for a family home. This bungalow-style house features a functional layout with 3 bedrooms, 2 bathrooms, and over 2,050 square feet of developed living space, including a double detached garage. The main level offers a spacious layout with large front-facing windows that allow natural light to flow throughout the property. It offers a generous living room with access to the dining room and kitchen, 3 sizable bedrooms, a 4-piece bathroom, and additional storage space. The lower level has its own private side entrance, making it ideal for a future basement suite (subject to city permits and approval). The basement is fully finished with a newer 3-piece bathroom, a large rec room that could easily be developed into a 4th bedroom, living room and a kitchen (subject to city permits and approval). Additional features include a newer furnace and hot water tank, providing peace of mind regarding the property's major mechanical components. The sunny south-facing backyard offers a private outdoor space perfect for enjoying the warmer months and has direct access to a large green space with a playground. Completing the property is a large 24' X 22' double garage to keep your vehicles and valuables secure year-round. Located in the established community of Penbrooke Meadows, this property is within walking distance of 4 schools, parks, shopping, and restaurants. Easy access to International Avenue, Deerfoot Trail, and Stoney Trail makes commuting throughout the

city a breeze. Don't miss this incredible opportunity to own a wonderful property in Penbrooke Meadows!