

**764 Penbrooke Road SE**  
**Calgary, Alberta**

**MLS # A2202958**



**\$659,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized, Parking Pad, RV Access/Par		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	pls note: 2 Refrigerators , 2 Stoves, 2 Hoodfans & 2 Microwaves		

Located in the desirable community of Penbrooke Meadows, this elegant and highly functional bungalow has undergone an extensive transformation, making it the perfect home for families, investors, or those looking for a mortgage helper. With 5 bedrooms + den and 3 full bathrooms, this property offers a spacious and thoughtfully designed layout, complete with a legal 2 bedroom + den basement suite and a separate entryway for added privacy. From the moment you step inside, you'll be impressed by the modern open concept design on the main floor. The bright and airy living space is complemented by luxury vinyl plank flooring throughout, creating a seamless flow from room to room. The brand new kitchen is a true showpiece, featuring sleek quartz countertops, stainless steel appliances, and stylish new cabinetry. The main floor hosts 3 generously sized bedrooms with custom closets add to the home's thoughtful upgrades, ensuring both style and practicality. Enjoy the 2 beautifully renovated full bathrooms, including a primary ensuite designed for comfort and convenience. Downstairs, the fully renovated legal basement suite is just as impressive. With its own full kitchen, quartz countertops, stainless steel appliances, and modern finishes, this space feels like a second home within the home. The layout includes 2 spacious bedrooms, a versatile den, and a full bathroom, making it ideal for tenants or extended family. A shared laundry area is conveniently located, ensuring ease of use for both the main floor and basement occupants. Beyond the stunning interior, the property boasts a low maintenance backyard featuring a designated RV pad and turf landscaping, eliminating the need for seasonal upkeep. Enjoy the oversized detached double garage with smart app controlled garage doors. With all major systems updated, including a brand new

roof (2022), new gutters (2023), tankless hot water system (2023), water softener (2020), air conditioning (2020), and a new furnace (2023), this home is truly move in ready. Plus, with a proven track record as an Airbnb rental for the past two years, its strong income potential is an added bonus, with earnings documentation available to assist buyers with mortgage approval. This is a rare opportunity to own a completely renovated home in a prime location, offering modern design, income potential, and worry free living. Don't miss your chance, schedule a showing today!