



**35 Penworth Place SE  
Calgary, Alberta**

**MLS # A2288575**



**\$549,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,294 sq.ft.   | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                   |               |                   |
| <b>Lot Size:</b> | 0.18 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <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, Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Suspended Ceiling, Wet Bar |                   |      |

**Inclusions:** 2x remote controls for garage door opener

Welcome to this well-maintained bungalow tucked away on a quiet cul-de-sac in the established community of Penbrooke Meadows, offering nearly 1,300 sq ft above grade and a fully finished basement for added living space. Step inside to a bright and inviting main floor featuring hardwood flooring and a cozy wood-burning fireplace that anchors the living room. The elevated dining area creates a welcoming space for gatherings, while the spacious kitchen offers ample cabinetry, a central island with breakfast bar, and plenty of room to cook and entertain. The main level includes three bedrooms, including a generous primary bedroom complete with its own 2-piece ensuite, plus a full 4-piece bathroom for family and guests. Downstairs, you’ll find a large rec room with wet bar, an additional bedroom, a 3-piece bathroom, and plenty of storage in the utility/laundry area. This level offers excellent flexibility for extended family, guests, teenagers, or future development ideas. Situated on an impressive 7,997 sq ft lot, the backyard provides plenty of space to enjoy, along with a patio area and shed for extra storage. The detached double garage and additional parking make everyday living easy. Penbrooke Meadows is known for its mature trees, larger lots, and strong sense of community. You’re just minutes from parks, playgrounds, schools, shopping, walking and bike paths, and public transit. With quick access to the Trans-Canada Highway and downtown Calgary, commuting is straightforward while still enjoying the comfort of a quiet residential setting. If you’ve been looking for a solid bungalow in a well-established neighborhood with room to grow, this is one you won’t want to miss. Schedule your private showing today!