



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

54 Pennsburg Way SE
Calgary, Alberta

MLS # A2311214



\$340,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	792 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

INVESTOR DREAM! 54 Pennsburg Way is the dream opportunity for an investor or handy buyer. Discover an exceptional investment opportunity in a highly desirable and convenient location! Featuring nearly 800 square feet above grade with a fully finished illegal basement suite, this property offers amazing value. The main floor offers 2 bedrooms and 1 bathroom with vinyl flooring throughout and a functional kitchen featuring laminate countertops and plenty of cabinet space. Downstairs, the illegal basement suite mirrors the layout with another 2 bedrooms, 1 bathroom, its own kitchen, and a separate living area, making it perfect for tenants seeking privacy or extended family living under one roof. Out back, the massive detached double garage is a rare find at this price point and adds even more value, whether used for storage, a workshop, or secure parking. With a layout already built for dual tenancy and tons of room to add value through cosmetic updates, this one checks every box an investor looks for. Properties with this much potential and this kind of setup don't sit long. Bring your vision and let's make it happen!