



GRASSROOTS
REALTY GROUP

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544 Penworth Way SE
Calgary, Alberta

MLS # A2315368



\$449,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,153 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Treed		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

****\$50,000 PRICE REDUCTION!**** ****MOTIVATED SELLERS, PRICED TO SELL!**** So. Much. Potential. Step inside to a spacious living room highlighted by vaulted ceilings, beautiful LVP flooring, and a cozy wood-burning fireplace in the lower level that creates the perfect gathering space during Calgary's cooler months. The kitchen and bedrooms benefit from updated vinyl windows, helping improve both comfort and energy efficiency. This charming property offers the perfect blend of comfort, space, and potential in a well-established neighbourhood. Featuring three generously sized bedrooms and 2.5 bathrooms, including a primary retreat complete with its own 3-piece ensuite, there's plenty of room for the whole family. Outside, you'll find a double detached garage along with a large shed that can be used as a greenhouse, workshop, or play area for the kids, offering endless possibilities for hobbies and storage. The backyard provides plenty of space to enjoy the outdoors and make it your own. Take a drive through the surrounding streets and you'll quickly notice the pride of ownership throughout the area, with many homes being thoughtfully renovated and beautifully maintained. Conveniently located close to parks, schools, shopping, and everyday amenities, this home offers an excellent opportunity to settle into a welcoming community while adding your own personal touch. We virtually staged some of the photos so you can see how awesome it could look! With a price point like this, you'll have room in your budget to make the updates and renovations that it could use. Don't miss your chance to make this wonderful property your next home!