



GRASSROOTS
REALTY GROUP

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1308 Pensacola Way SE
Calgary, Alberta

MLS # A2320491



\$449,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	814 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Perfectly situated in the established community of Penbrooke Meadows, this charming bungalow offers a wonderful blend of comfort, convenience, and opportunity. Located directly across from the elementary school, children can enjoy a quick and easy walk to class, while the home's location on a bus route makes commuting throughout the city convenient. Large front windows fill the living room with natural light, creating a warm and inviting atmosphere that flows seamlessly into the kitchen and dining area. The main floor features two spacious bedrooms and a 4-piece bathroom, while a separate entrance provides access to the basement, which includes an additional living area, kitchenette, two more bedrooms, and a 3-piece bathroom. Set on a generously sized pie-shaped lot with approximately 45 feet of frontage, a depth of over 100 feet, and expanding to roughly 60 feet across the rear, the property offers an abundance of outdoor space. Beautiful established perennials, dedicated gardening beds, and a thriving raspberry patch create an ideal setting for gardeners and outdoor enthusiasts alike. The expansive backyard provides plenty of room for entertaining, play for kids and pets, and relaxation, while the double detached garage offers excellent parking, storage, or the perfect space for a workshop. Everyday conveniences, including grocery shopping and Dollar Tree, are just minutes away, and one of the home's most treasured features is its amazing neighbours. Whether you're looking for a home to personalize and make your own or seeking a fantastic lot for a future redevelopment project, this property offers exceptional possibilities in a well-established location.