



GRASSROOTS
REALTY GROUP

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35 Penworth Place SE
Calgary, Alberta

MLS # A2322832



\$490,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Wet Bar		

Inclusions: none

*Discover incredible value and limitless potential in this sprawling bungalow, perfectly situated on a whisper-quiet cul-de-sac in the mature, tree-lined community of Penbrooke Meadows. Resting on a massive 7,997-square-foot lot, this home offers nearly 1,300 square feet of inviting above-grade living space that begins with gorgeous hardwood floors and a striking wood-burning fireplace in the sunlit living room. Entertaining is effortless as the layout flows into an elevated dining area and a remarkably spacious kitchen featuring an abundance of cabinetry, a central prep island, and a convenient breakfast bar. Down the hall, the main level hosts a full four-piece family bathroom alongside three generous bedrooms, including a relaxing primary suite equipped with its own private two-piece ensuite. The fully finished lower level dramatically expands your living footprint, boasting a huge recreation room anchored by a wet bar, a fourth bedroom, a three-piece bathroom, and extensive storage in the laundry utility area—making it an ideal setup for older teenagers, extended family, or overnight guests. Outside, the exceptionally large backyard provides endless opportunities for summer gatherings with its existing patio and handy storage shed, while a detached double garage and ample extra driveway space ensure parking is never an issue. Located just minutes from local schools, playgrounds, scenic walking paths, and major shopping, this property also offers incredibly quick access to the Trans-Canada Highway for a seamless commute into downtown Calgary. Whether you are a growing family or a buyer looking for a solid property in a well-established neighbourhood, this remarkable home presents an opportunity you simply won't want to miss.

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