



GRASSROOTS
REALTY GROUP

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3116 39 Street SE
Calgary, Alberta

MLS # A2327990



\$589,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: N/A

Welcome to this EXTENSIVELY RENOVATED BUNGALOW WITH ILLEGAL SUITE in the desirable community of Penbrooke Meadows! This striking detached home beautifully landscaped front yard. Inside, the OPEN-CONCEPT MAIN FLOOR is filled with natural light from LARGE WINDOWS throughout, featuring a MODERN WHITE KITCHEN cabinetry, STAINLESS STEEL APPLIANCES, and generous counter space. The main level offers SPACIOUS LIVING AND DINING AREAS, THREE BEDROOMS, a LARGE 4 PIECE BATHROOM plus a dedicated. In the basement, a FULLY FINISHED ILLEGAL SUITE WITH SEPARATE EXTERIOR ENTRY offers an OPEN-CONCEPT LIVING AREA, a FULL KITCHEN with new white cabinetry and STAINLESS STEEL APPLIANCES, TWO ADDITIONAL BEDROOMS, a 4-PIECE BATHROOM, and IN-SUITE WASHER/DRYER — Outside, enjoy a PRIVATE FENCED YARD with a large yard with a SINGLE DETACHED GARAGE at the rear. Located close to parks, playgrounds, schools, shopping, and walking/bike paths, with BACK LANE ACCESS and STREET LIGHTING throughout this well-connected Calgary community.