



GRASSROOTS
REALTY GROUP

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1176 Penrith Crescent SE
Calgary, Alberta

MLS # A2330256



\$438,800

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	834 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

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

Inclusions: n/a

Amazing VALUE for this RENOVATED home on a LARGE CORNER LOT, located on a nice, quiet street. This BEAUTIFUL home has just been UPDATED with a new kitchen, bathrooms, all new flooring, fresh paint, new baseboards, furnace, and hot water tank. There are plenty of windows allowing natural light to flow through, making this home BRIGHT and CHEERY. The main floor features a large living room and a spacious new kitchen with brand new STAINLESS STEEL appliances and a large eating area. The new French patio doors open onto a large DECK overlooking your MASSIVE fenced corner lot backyard. The upper level offers 2 bedrooms and a full bathroom. The finished lower level features another large bedroom (or flex room) with a walk-through closet leading to a newly renovated bathroom. The home also includes an OVERSIZED DOUBLE DETACHED GARAGE (24' x 21'2") with a NEW ROOF. Conveniently located within walking distance to schools, transit, and 17th Ave, offering an abundance of restaurants, shopping, and amenities. Exceptional value! Don't miss out on this fabulous home!