



GRASSROOTS
REALTY GROUP

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219 Penworth Drive SE
Calgary, Alberta

MLS # A2331016



\$375,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,111 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Shed

Value and Options collide for an incredible opportunity! Buy and live, invest and rent, live up and rent down, renovate and flip – all great scenarios! Great location for this 2-story 4 bed and 2 full bath half duplex that's had a ton of work over the years. New roof 2010, New stucco 2012, New Electrical Panel 2017, New windows 2007. Upstairs bathroom very recently renovated, newer kitchen with updated appliances, granite counters and a brand-new window. Flooring through the main is newer and carpet upstairs not very old either. Main floor laundry with Washer and Dryer 6 years new. Custom hand designed ceilings throughout with numerous areas re-painted. West facing backyard with parking pad and RV storage is quite private and loaded with evening sun. Downstairs is fully developed with a 4th bedroom, living area and full bathroom so could easily be a separate space for rent with the additional private entrance at the back. Furnace original but rebuilt in 2015ish, Water tank replaced 2008. Great neighbours on a nice street close to transit and amenities and all major traffic outlets.