



**GRASSROOTS**  
REALTY GROUP

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**176 Penbrooke Close SE**  
**Calgary, Alberta**

**MLS # A2334212**



**\$399,800**

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows    |               |                   |
| <b>Type:</b>     | Residential/House    |               |                   |
| <b>Style:</b>    | Bungalow             |               |                   |
| <b>Size:</b>     | 1,061 sq.ft.         | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard |               |                   |

|                    |                    |
|--------------------|--------------------|
| <b>Heating:</b>    | Forced Air         |
| <b>Floors:</b>     | Laminate, Linoleum |
| <b>Roof:</b>       | Asphalt            |
| <b>Basement:</b>   | Full               |
| <b>Exterior:</b>   | Stucco             |
| <b>Foundation:</b> | Poured Concrete    |
| <b>Features:</b>   | See Remarks        |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** n/a

YES. It's a single family house, RCG LOT ( can accommodates secondary suites & backyard suites with city development permit)., big deck, 3 bedroom bungalow, 1 full bath, kitchen, living room, wood burning fireplace all on main floor. Basement has a back seperate entrance, 1 bedroom, 3 piece bath, 1 big rectangle rec/entertainment room, laundry room, furnace room.