



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

112 Penmeadows Close SE
Calgary, Alberta

MLS # A2335551



\$595,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher in lower level, shed

Fantastic Income Property! Generate approximately \$3,500 per month in rental income as an investor, or take advantage of an excellent opportunity for first-time buyers. The lower legal suite is currently vacant, allowing you to move in while collecting \$1,700/month from the main floor plus \$600/month from the heated garage rental to help offset your mortgage. The main floor features a spacious living room, dining area, large kitchen, three good-sized bedrooms, and a 4-piece bathroom. The bright lower legal suite offers its own kitchen, large living room, two good-sized bedrooms, and a 4-piece bathroom. Shared laundry is conveniently located in lower level. Outside you'll find a mechanics dream insulated heated 28 x 28 garage/shop with 9' door, a large backyard with plenty of room to enjoy, a deck, and additional parking. Numerous updates include a furnace (approximately 12 years old), hot water tank (approximately 4 years old), basement windows (approximately 2 years old), and the main living room window. Located on a quiet street close to green spaces, shopping, schools, public transit, and all amenities, this is a versatile property offering strong cash flow, mortgage assistance, or an ideal investment opportunity. Click on link to view 3D walk through.