



GRASSROOTS
REALTY GROUP

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5412 14 Avenue SE
Calgary, Alberta

MLS # A2335569



\$378,800

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Stucco
Foundation:	Poured Concrete
Features:	Vinyl Windows

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

Inclusions: None

Welcome to this bright and well-maintained 3-bedroom, 1.5-bath duplex situated on a spacious lot in the desirable community of Penbrooke! This home has been updated over the past few years, including the roof, bathrooms, and windows, offering excellent value and peace of mind. The upper level features three generously sized bedrooms and a full bathroom. The bright main floor offers a spacious living room with large windows that fill the home with natural light, an open-concept kitchen with a dining area, and a convenient 2-piece bathroom. The rear entrance is aligned with the basement stairs, providing excellent potential to create a separate entrance, subject to municipal approval. The basement includes a large recreation/family room and plenty of storage space, offering great flexibility for future development. Outside, you'll find a beautifully maintained backyard with two gravel parking pads and a good-sized storage shed. Ideally located close to schools, shopping, parks, public transit, and other amenities, this property is an excellent opportunity for first-time buyers, growing families, or investors.