

## 183 Penbrooke Close SE Calgary, Alberta

**MLS # A2220335**



# \$550,000

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, See Remarks		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** N/A

Investors and First time home Buyers Alert! This spacious half duplex boasts 5 generously sized bedrooms and 2 full bathrooms. Offering exceptional value and income potential. With a well thought out layout that easily accommodates large families or tenants, this property is an ideal addition to any portfolio. The upper and lower levels provide flexible living arrangements. Situated in a desirable, well connected neighbourhood close to schools, public transport, parks, and shopping, this home is sure to be the perfect rental performer as well as great home to settle down in. Whether you are looking to live up and rent down, or have it as a full investment, DO NOT miss this rare opportunity to own a property with endless potential!