

52 Pennsburg Way SE
Calgary, Alberta

MLS # A2306922



\$479,900

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	810 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Storage shed

Discover an exceptional investment opportunity in a highly desirable and convenient location! This well-maintained property offers strong positive cash flow and incredible versatility for both investors and homeowners alike. The bright and spacious main floor features three generous bedrooms plus a flexible den—perfect as a fourth bedroom or home office. Enjoy a functional kitchen with ample cabinetry and a full four-piece bathroom complete with a relaxing jetted tub. The fully developed basement includes a self-contained three-bedroom illegal suite with its own kitchen and four-piece bathroom, ideal for extended family or generating consistent rental income. Recent upgrades, including a new hot water tank, new washer, new furnace motor and updated closet doors, add to the home’s overall value and appeal. Step outside to a private backyard with no rear neighbours, offering added peace and privacy. Additional highlights include RV parking, abundant street parking, and a storage shed already generating steady monthly income. Perfectly located close to schools, parks, shopping, and public transit, this property is a smart choice for investors seeking solid returns or first-time buyers looking to offset mortgage costs. Current rents include: Main Floor tenant pays \$2,230 plus 60% utilities, Basement tenant pays \$1,970 plus 40% utilities, and the storage shed was previously rented for \$240 per month, creating great positive cash flow from day one. A rare opportunity combining cash flow, flexibility, and location—this is one you don’t want to miss!