

**120 Pennsburg Way SE**  
**Calgary, Alberta**

**MLS # A2308666**



**\$399,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, See Remarks, Storage		

**Inclusions:** TV BRACKET

Welcome to this beautifully maintained 3 BEDROOM duplex with NO CONDO FEES, featuring a fully developed basement, DETACHED DOUBLE GARAGE, and an impressive WEST-FACING PIE-SHAPED LOT with no neighbours directly behind. Perfect for first-time buyers, families, or investors, this move-in-ready home offers over 1200 SF of total developed living space and a bright and comfortable main floor that feels welcoming from the moment you step inside. The spacious living room features large front windows that bring in plenty of natural light, while the kitchen offers generous cupboard and counter space, along with a window overlooking the backyard. The layout keeps the heart of the home connected to the outdoor space, making everyday living and entertaining feel easy. A convenient half bathroom completes the main level. Upstairs, you'll find three well-sized bedrooms and a full 4-piece bathroom, offering comfortable separation from the main living area and flexible space for family, guests, or a home office. The FULLY DEVELOPED BASEMENT adds even more usable living space, whether you need a second living room, games area, movie room, playroom, gym, or home office setup. A large storage and laundry area is tucked neatly behind a hidden door, giving you plenty of room for seasonal items, tools, household extras, and laundry needs while keeping the main basement space open and uncluttered. The backyard is a true standout. Set on a large west-facing pie-shaped lot, this private outdoor space is perfect for summer evenings, gardening, backyard fires, entertaining friends, or simply enjoying a quiet coffee in the sun. With no neighbours directly behind, back alley access, and extra space beside the garage for additional parking or trailer storage, this yard offers space, privacy, and flexibility rarely found at this price point.

Additional updates include shingles replaced in 2023 and a hot water tank replaced in 2025. Conveniently located just minutes from Stoney Trail, schools, parks, playgrounds, Elliston Park, Costco, Walmart, Sobeys, shopping, and everyday amenities. Well maintained, move-in ready, and offering the space, updates, double garage and outdoor lifestyle you have been looking for. Seller Says Buy This House, And We'll Buy Yours\*. Homes For Heroes Cashback Program\*.\*Terms and conditions apply.)