

1303 Penedo Crescent SE
Calgary, Alberta

MLS # A2353392

\$524,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	955 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

LIVE UP, RENT DOWN POTENTIAL! Welcome to this BEAUTIFULLY RENOVATED and exceptionally well maintained home in the heart of PENBROOKE MEADOWS! Offering 6 SPACIOUS BEDROOMS, EXTENSIVE UPGRADES, and incredible flexibility, this MOVE IN READY property is an outstanding opportunity for homeowners, growing families, and savvy investors alike! Step inside and fall in love with the BRIGHT, SPACIOUS, OPEN CONCEPT MAIN FLOOR, featuring a welcoming living room, generous dining area, and BEAUTIFULLY UPDATED KITCHEN. The main level also offers 3 GENEROUSLY SIZED BEDROOMS and a RENOVATED FULL BATHROOM, creating a comfortable and functional living space for the whole family. The FULLY DEVELOPED BASEMENT features an ILLEGAL BASEMENT SUITE complete with its own KITCHEN, 3 ADDITIONAL SPACIOUS BEDROOMS, A FULL BATHROOM, AND AN ADDITIONAL HALF BATHROOM! With UPGRADED WINDOWS and the POTENTIAL TO INSTALL A SECOND LAUNDRY SETUP, the lower level offers tremendous possibilities for extended family living or future rental opportunities. THE UPGRADES DON'T STOP THERE! Enjoy NEWER WINDOWS THROUGHOUT THE HOME, A REFRESHED EXTERIOR, HIGH EFFICIENCY FURNACE, AND A NEWER HOT WATER TANK! This property has been lovingly cared for and thoughtfully improved, making it truly MOVE IN READY! Outside, you'll discover a HUGE BACKYARD and an impressive OVERSIZED DOUBLE DETACHED GARAGE with GENEROUS CEILING HEIGHT AND POTENTIAL TO ACCOMMODATE A VEHICLE HOIST! Perfect for car enthusiasts, hobbyists, or anyone looking for extra workspace and storage! Situated in a FANTASTIC LOCATION CLOSE TO SCHOOLS, PUBLIC TRANSPORTATION,

SHOPPING, AND EVERYDAY AMENITIES, this home combines convenience, comfort, and outstanding potential. 6 BEDROOMS! BEAUTIFULLY RENOVATED! OVERSIZED DOUBLE GARAGE! INCREDIBLE POTENTIAL! Whether you're looking for a spacious family home or a property with future income possibilities, this one checks all the boxes. Don't miss your chance to own this exceptional home in PENBROOKE MEADOWS! BOOK YOUR PRIVATE SHOWING TODAY!