

# \$459,000 - 201 Penbrooke Close Se, Calgary

MLS® #A2208368

**\$459,000**

5 Bedroom, 2.00 Bathroom, 987 sqft  
Residential on 0.10 Acres

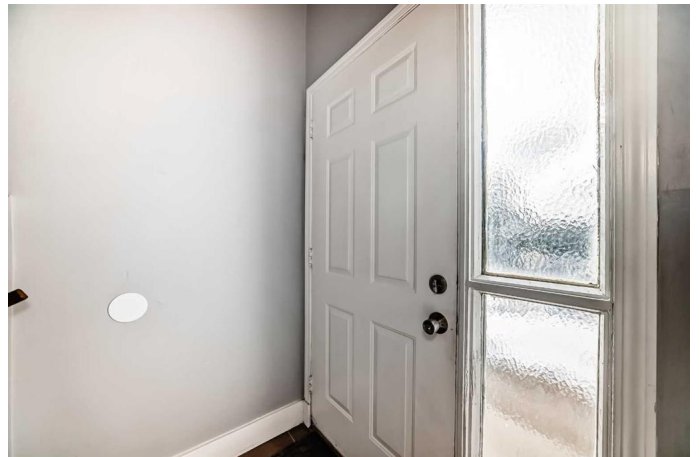
Penbrooke Meadows, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 5th  
1PM-2PM\*\*** Prime Investment Opportunity or Ideal Starter Home. This charming bi-level property presents a fantastic opportunity for investors or first-time homebuyers looking to enter the market. Featuring a spacious illegal basement suite, this well-maintained home offers both comfort and potential.

The main floor boasts beautiful hardwood flooring throughout, complemented by three generous bedrooms, a full bathroom, a cozy living room, a formal dining room, and a well-equipped kitchen. Step outside to enjoy a private, over 40-square-foot balconyâ€”perfect for relaxing or entertaining. The kitchen is equipped with a brand-new fridge and oven, and updated lighting enhances the ambiance in the bedrooms.

The upper level also includes its own laundry facilities, ensuring convenience and privacy for the homeowner.

The fully-developed illegal lower suite offers two additional bedrooms, a bathroom, a dining area, and a functional kitchen. This unit also features its own laundry, providing independence for tenants or extended family. Currently, the basement suite is rented and offers a seamless transition for new owners to assume the existing lease, with tenants already in place.



The expansive backyard is perfect for outdoor enjoyment, featuring a gravel parking pad and dedicated RV parking space, as well as two storage sheds for added convenience. The property also includes a single attached garage, ensuring ample parking and storage options.

Located within walking distance to schools and parks, this home is situated in an ideal location. It has been lovingly maintained and offers an excellent balance of personal living space and rental income potential.

Don't miss out on this exceptional opportunity—schedule your showing today!

Built in 1972

**Essential Information**

MLS® #	A2208368
Price	\$459,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	201 Penbrooke Close Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3N9

## Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Parking Pad, Single Garage Attached, RV Access/Parking
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	34
Zoning	R-CG

## Listing Details

Listing Office	Gravity Realty Group
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