

**6109 5 Street SE
Calgary, Alberta**

MLS # A2242677



\$469,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	944 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

This is your opportunity to own an affordable home in the inner-city community of Pembroke Meadows. This 3 bed 1 bath home has updated flooring and bathroom features, plus a high efficiency furnace and newer hot water tank. A generous front yard greets you as you then continue to the huge back yard for entertaining family and friends for BBQ time and 1 off street parking spot as well. With such a large backyard a garage could be added in future to keep that car inside or rent out to your tenants as a fantastic rental property. If you are looking for a home that is centrally located, close to shopping, restaurants, transit, schools, parks and more then this little gem is your next home/investment!