

**203 Penbrooke Close SE
Calgary, Alberta**

MLS # A2256139



\$449,000

Division: Penbrooke Meadows

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 982 sq.ft. **Age:** 1972 (54 yrs old)

Beds: 4 **Baths:** 2

Garage: Driveway, Front Drive, On Street, Single Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Private

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Metal Siding , Stucco

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: shed

Vacant and move-in ready! Immediate possession available. Great opportunity for quick closing. Exceptional investment opportunity in Penbrooke Meadows! This fully developed totalling living space of 1,675 square feet Bi-Level Semi-Detached at 203 Penbrooke Close NE. Situated on a massive pie-shaped lot, the property features an expansive backyard—ideal for future development, gardening, or outdoor enjoyment. The main floor includes 3 spacious bedrooms, a bright living room, and a functional kitchen layout. The separate entrance leads to a fully finished illegal basement with its own kitchen, living area, and one bedroom—perfect for extended family or rental flexibility. Recent upgrades include a hot water tank (2023) and a high-efficiency furnace (2022). Upgrading a panel box from 60-amp to 100-amp service provides more electrical capacity for modern appliances like air conditioners, hot tubs, and EV chargers. Located on a quiet street close to schools, parks, public transit, and shopping amenities. Don't miss this opportunity - excellent value for the area. Schedule your showing today!