

**203 Penbrooke Close SE  
Calgary, Alberta**

**MLS # A2256139**



# \$449,000

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!