

# \$449,999 - 15 Pennsburg Way Se, Calgary

MLS® #A2204207

**\$449,999**

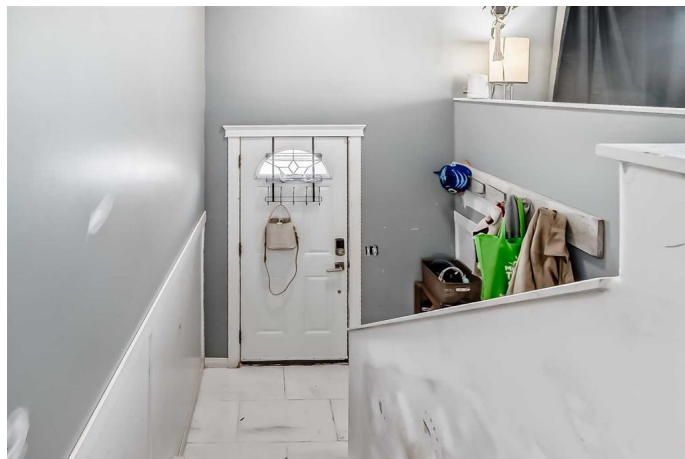
5 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.15 Acres

Penbrooke Meadows, Calgary, Alberta

This spacious four-bedroom bi-level sits on one of the best lots in Penbrooke, a huge pie-shaped property with a sunny southwest-facing backyard. Located directly across from a massive green space and park, enjoy wide-open views and easy access to outdoor recreation. The main level features two bedrooms, a full bath, and an oversized living room window that showcases the beautiful park and green space right across the street. The lower level is partially developed, offering two additional bedrooms, another full bath, a summer kitchen, and a separate entrance possibility—providing great flexibility to customize the space as needed. Outside, the massive backyard has room for a quad garage, huge decks, and even trailer storage. Plus, there's an outdoor storage area, perfect for keeping tools, seasonal gear, or extra belongings. The bones are great here, and with a little cosmetic love, this home becomes an amazing opportunity whether you're a first-time home buyer looking to build equity or an investor searching for a solid property with potential. Get into this home for under \$500K while adding huge value in the process! Property is being sold as-is, where-is. Ideally situated close to schools, shopping, and public transit. With over 1,500 square feet of developed space, this is an opportunity you won't want to miss!

Built in 1971



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204207    |
| Price          | \$449,999   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.15        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15 Pennsburg Way Se |
| Subdivision | Penbrooke Meadows   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2J3             |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Suite                                                                          |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                  |

|              |                                  |
|--------------|----------------------------------|
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 33               |
| Zoning         | R-CG             |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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