

\$565,000 - 88 Pensville Road Se, Calgary

MLS® #A2149389

\$565,000

5 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.12 Acres

Penbrooke Meadows, Calgary, Alberta

Located in the heart of the desirable neighbourhood of Penbrooke Meadows, this roomy 5-bedroom, 2 bathroom detached bungalow-style home is move-in ready with terrific investment potential. This cozy family home has been lovingly maintained and updated over the years. Dark walnut laminate flooring, new baseboards, furnace and hot water tank replaced in 2015. Upstairs bathroom renovation 2022 features a large raindrop therapy showerhead. Various updates including fresh paint throughout. Sunroom off the primary bedroom leads to a few steps out and into the quiet back yard. The practical design makes this a versatile space for a family or for an investor. Large laundry room with sink downstairs. With a separate entrance to the finished basement level, consider converting the two lower-level bedrooms, flex area, and full bathroom into a suite (mortgage helper?) to provide privacy for in-laws or develop for possible rental income. A secondary suite would be subject to approval and permitting by the city/municipality. Electric shutters installed provide privacy and temperature control at the touch of a button. Wood-burning fireplace in the living room for cozy evenings shared with family and friends. A massive over-sized garage with heater, workbench, smoker and access into the back alley is perfect for vehicles, storage, bikes, or workshop space. Additional off-street parking could be created in the former carport (roof was damaged in a



hailstorm and removed) or expand the back yard to provide extra room for kids or dog. Generations of blue jays and robins live in the mature trees in the front yard. Prime location close to schools, parks, pools, all amenities, LRT, and a quick drive to downtown, the ring road, airport. You don't even need to brave traffic to enjoy the fireworks in summer - take your lawn chairs to the park down the street and bond with your neighbours! One of the best pizza places in Calgary (Atlas - check out their Happy Hour - Wings!) is right down the street. 10 minutes to Chestermere Lake, various nearby options for golf, swimming, curling. Basement finishing completed with city permits. Note: There is an alarm system in place but not currently connected. Don't miss out on this opportunity to purchase a move-in ready property with loads of upside potential in a well-established, quiet neighbourhood. Transit, parks, amenities, shopping centre, schools, close by. Call your favourite realtor and come take a look!

Built in 1974

Essential Information

MLS® #	A2149389
Price	\$565,000
Sold Price	\$576,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	88 Pensville Road Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4K5

Amenities

Parking Spaces	2
Parking	Alley Access, Carport, Double Garage Detached, Garage Door Opener, Heated Garage

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 27th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

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