



## 444 Penworth Rise Calgary Alberta

\$549,000

Detached Property with Legal Basement Suite\*\*Discover this beautifully maintained bi-level detached home, perfect for first-time buyers or investors seeking a valuable mortgage helper. Nestled on a spacious rectangular lot, this property features a double garage and a fully legal basement suite, offering both comfort and versatility.\*\*Main Level Highlights:\*\*  
**\*\*Bright and Airy Living Space:\*\*** Enjoy an open-concept living and dining area with expansive south-facing windows that flood the space with natural light.  
**\*\*Functional Kitchen:\*\*** The kitchen, located at the rear of the home, features north-facing windows and provides direct access to a private patio and a fenced yard—ideal for outdoor relaxation and entertaining.  
**\*\*Comfortable Bedrooms:\*\*** The main level includes a generously sized primary bedroom, a second bedroom, and a well-appointed 4-piece bathroom.  
**\*\*Lower Unit Features:\*\***  
**\*\*Spacious Accommodations:\*\*** The lower unit offers two bedrooms, including a notably large primary room, a 4-piece bathroom, and a comfortable living area.  
**\*\*Convenient Amenities:\*\*** Enjoy the added convenience of a kitchenette and laundry facilities, with abundant natural light enhancing the space throughout. Recent updates enhance this property's appeal, including new vinyl plank flooring, a new fence, new windows, and a new washer and dryer. The home also features well-maintained front and rear yards, with a private backyard showcasing beautiful flowers and fruit trees. Conveniently located near playgrounds, schools, parks, and shopping centers, this property offers excellent public transit access for easy commuting throughout the city. Don't miss the opportunity to own this versatile and well-appointed home. Contact your preferred realtor to schedule a viewing today. (id:6769)

Bedroom 4.10 M x 3.30 M  
 Bedroom 2.67 M x 2.50 M  
 Workshop 3.70 M x 2.40 M  
 Laundry room 3.14 M x 3.33 M  
 Other 6.76 M x 4.22 M  
 4pc Bathroom 1.76 M x 2.00 M

Primary Bedroom 4.30 M x 3.34 M  
 Living room 4.45 M x 4.32 M  
 Bedroom 2.67 M x 3.52 M  
 Kitchen 3.90 M x 3.00 M  
 4pc Bathroom 2.47 M x 1.52 M

Listing Presented By:



Originally Listed by:  
 Diamond Realty & Associates LTD.

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