



# 1344 Pennsburg Road Calgary Alberta

\$499,000

AMAZING RENOVATED INVESTMENT DEAL/STARTER PROPERTY! Offering over 1200 SQ FT of living space with 3 BEDROOMS, 2 BATHROOMS and ILLEGAL SUITE WITH SEPARATE ENTRANCE! Upon entering you are greeted with a large living and dining room which adjoins your kitchen. ALL STAINLESS STEEL appliances and new lighting complete this modern styled space. Large windows bring in a lot of natural light. On your second floor a large primary bedroom is featured, an additional bedroom, FULL bathroom and your conveniently located laundry. Your ILLEGAL BASMENT SUITE features a SEPARATE WALK UP ENTRANCE, 1 Bedroom, FULL Bathroom and SEPARATE LAUNDRY. On your main floor, the kitchen opens onto the Spacious DECK, which is perfect for entertaining. This deck opens into your LARGE FENCED BACK YARD, with a few trees and lawn. A BACK LANE and PARKING PAD complete this yard. This home is in a solid location with schools and shopping nearby. 17th Ave SE is a stone's throw away, giving you access to lots of amenities. ILLEGAL SUITE MAKES FOR A GOOD MORTGAGE HELPER! (id:6769)

Primary Bedroom 12.01 Ft x 13.42 Ft

3pc Bathroom 7.41 Ft x 5.09 Ft

Bedroom 11.00 Ft x 10.07 Ft

Kitchen 8.27 Ft x 2.33 Ft

Furnace 7.32 Ft x 8.33 Ft

3pc Bathroom 4.00 Ft x 8.33 Ft

Bedroom 9.67 Ft x 11.08 Ft

Living room 8.83 Ft x 15.16 Ft

Dining room 7.09 Ft x 14.76 Ft

Kitchen 7.41 Ft x 17.32 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.sggrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)