



88 Pensville Road Calgary Alberta

\$565,000

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! ...

Laundry room 11.33 Ft x 6.92 Ft

4pc Bathroom 11.08 Ft x 4.92 Ft

Bedroom 15.50 Ft x 9.33 Ft

Bedroom 12.08 Ft x 9.83 Ft

Recreational, Games room 16.58 Ft x 12.67 Ft

Other 5.83 Ft x 5.58 Ft

Primary Bedroom 12.67 Ft x 10.50 Ft

3pc Bathroom 12.75 Ft x 4.92 Ft

Bedroom 9.33 Ft x 9.42 Ft

Other 5.25 Ft x 3.58 Ft

Other 5.00 Ft x 2.92 Ft

Living room 14.92 Ft x 14.58 Ft

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Listing Presented By:



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Foyer 9.00 Ft x 4.67 Ft

Kitchen 12.75 Ft x 8.50 Ft

Other 11.17 Ft x 7.25 Ft

Bedroom 10.58 Ft x 8.00 Ft

Dining room 9.50 Ft x 9.33 Ft

Pantry 1.92 Ft x 2.00 Ft

Sunroom 11.25 Ft x 7.75 Ft