

**39, 100 Pennsylvania Road SE
Calgary, Alberta**

MLS # A2209455



\$345,000

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|------------------|-----------------------|---------------|-------------------|
| Division: | Penbrooke Meadows | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,102 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Carport | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | |
|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 385 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: N/A

Very affordable, spacious, fully finished townhouse in a very well maintained complex. This home, with 3 bedrooms, 1 1/2 bathrooms plus two more rooms in the finished basement, offers a lot of living space for a family. A large living room warmly welcomes you into the home - perfect for family time and to entertain friends and guests. The dining room is perfect for cozy family dinners, games night or just sitting around the table talking. Kitchen is bright with good amount of cabinets and counter space. A 2 piece guest bathroom on this floor too. Three very decent size bedrooms and a 4 piece bathroom on the top level. The basement has a large Rec room and another room with a window that is not egress. One of the stand out features of this home is the large private fenced backyard with a beautiful patio. Here you can relax, enjoy your barbeque and let the children play safely. Parking is right outside the front door. There is lots of visitor parking. Excellent location, walking distance to several schools, shopping, transit and many other amenities. This home is ideal for a first time home-buyer at this affordable price. Always better to Own than rent, so do not miss the opportunity to make this your home.