

**79 Penworth Close SE**  
**Calgary, Alberta**
**MLS # A2262189**

**\$315,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows               |               |                   |
| <b>Type:</b>     | Residential/Five Plus           |               |                   |
| <b>Style:</b>    | 2 Storey                        |               |                   |
| <b>Size:</b>     | 1,118 sq.ft.                    | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | On Street, Outside, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Irregular Lot, Lawn  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -        |
| <b>Basement:</b>   | Full, Partially Finished                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                         | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Skylight(s), Storage |                   |          |

**Inclusions:** 2 House Keys, 2 Mail Keys, A/C wall unit in Primary bedroom as is.

Welcome to the heart of comfort, community & convenience! Tucked away on a quiet street in Penbrooke Meadows, this beautifully updated FREEHOLD townhome offers the perfect blend of charm & modern upgrades. Step inside & feel right at home because this is the dream start up for first-time buyers & young families with children. You'll be greeted by stunning custom EXTENDED FOYER with a bright SKYLIGHT that makes the home bright and airy. The main floor living room features a large sunny SOUTH-FACING window accented by FRESH PAINT throughout & beautiful three quarter inch HARDWOOD flooring. The newly renovated kitchen (2025) is the true heart of the home, complete with NEW UPDATES: VINYL PLANK floors, laminate countertops, sleek all white backsplash & BRAND NEW FRIDGE & STOVE. Whether you're cooking for family or hosting friends, this space is complete with a half bathroom with NEW VANITY & was designed to make every corner feel special. Upstairs, you'll find 3 bedrooms & an updated full bath with a new vanity, offering plenty of space for a growing family or a peaceful home office setup. The basement is freshly painted ready for your finishing touches, a great opportunity to create a media room, gym, or additional living area. Live comfortably with the ultimate peace of mind in this home is fully loaded with a newer FURNACE (2024), hot water tank (2024) & humidifier. Thoughtful finishing touches include all-new shut-off valves, updated exhaust fans & refurbished cabinetry. Outside, a spacious COVERED DECK that extends your living space to the a breath of fresh air, perfect for summer barbecues, morning coffee, or unwinding at the end of the day. Living in Penbrooke Meadows means more than just owning a home, it's joining a vibrant, family-friendly community known for its diversity &

welcoming neighbourhood spirit. Within walking distance, you'll find multiple schools including Penbrooke Meadows Elementary, James Short Memorial, Ernest Morrow Junior High & St. Peter Catholic School. The neighbourhood is dotted with parks, playgrounds & green spaces, giving little ones plenty of room to explore! Commuters will love the central location just minutes from Memorial Drive, 17th Avenue SE, Stoney Trail, & Deerfoot Trail for quick highway access across the city. You're also close to Marlborough Shopping Mall (8 min), Costco & Walmart (14 min), plenty of local restaurants & shops, making errands and weekend outings a breeze. Getting downtown is easy too, whether by car or nearby transit connections. Whether you're a young couple looking for your first home, a family ready to settle into a well-established community this home checks all the boxes. Move in ready, beautifully updated in a prime location, 79 Penworth Close SE is ready to welcome its next chapter!