

# \$489,900 - 52 Pennsburg Way Se, Calgary

MLS® #A2270282

**\$489,900**

6 Bedroom, 2.00 Bathroom, 810 sqft  
Residential on 0.08 Acres

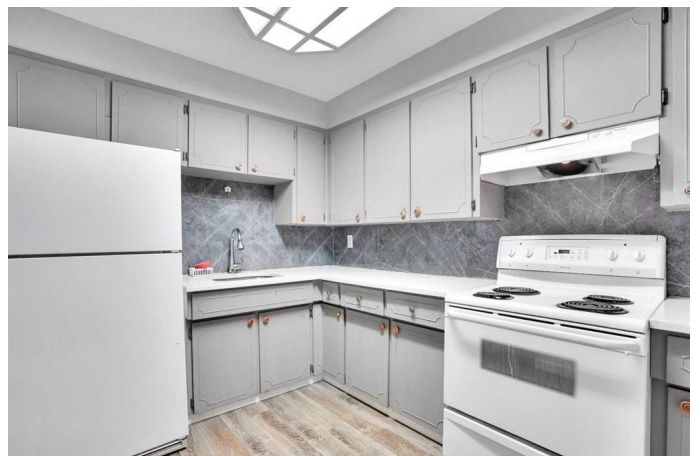
Penbrooke Meadows, Calgary, Alberta

Discover this exceptional opportunity to own a well-maintained, positive cash-flow property in a highly desirable and convenient location. The main floor offers a bright, spacious layout featuring three generous bedrooms plus a versatile den that can function as a fourth bedroom or home office, a functional kitchen with ample cabinetry, and a full four-piece bathroom complete with a jetted tub for added comfort.

The basement features a self-contained three-bedroom illegal suite with its own kitchen and four-piece bathroom – perfect for extended family, tenants, or generating additional rental income. Recent upgrades include a new hot water tank and updated closet doors, enhancing both convenience and value.

Outside, you'll appreciate having no neighbour behind the property, providing added privacy, along with RV parking, ample street parking, and a storage shed that is already generating monthly income.

Conveniently located near schools, parks, shopping, and public transit, this property is ideal for investors seeking strong returns or first-time buyers looking to offset their mortgage with rental income. Current rents include: Main Floor tenant at \$2,230 plus 60% utilities, Basement tenant at \$1,940 plus 40% utilities, and the storage shed rented for \$240



per month.

A rare find that combines functionality, privacy, investment potential, and location – don’t miss this one!

Built in 1972

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2270282               |
| Price          | \$489,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 810                    |
| Acres          | 0.08                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 52 Pennsburg Way Se |
| Subdivision | Penbrooke Meadows   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2J5             |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Jetted Tub                                       |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 3                   |
| Zoning         | R-CG                |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Save Max Real Estate Inc. |
|----------------|---------------------------|

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