



THE
A-TEAM

**RE/MAX
FIRST**

572 PENWORTH Way, Calgary t2a4g3

MLS® #: **A2121913** Area: **Penbrooke Meadows** Listing Date: **04/17/24** List Price: **\$579,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **4,402 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **968**
Low Sqft:
Ttl Sqft: **968**

DOM

32
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat:

Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape Covered,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Electric Cooktop,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`9" x 10`0"
4pc Bathroom	Main	5`0" x 12`5"
Bedroom - Primary	Main	11`10" x 11`8"
Furnace/Utility Room	Basement	8`0" x 3`2"
Laundry	Basement	15`0" x 5`5"
Bedroom	Basement	10`0" x 8`11"

Room	Level	Dimensions
Kitchen	Main	10`2" x 10`0"
Bedroom	Main	10`10" x 12`0"
Balcony	Main	6`7" x 3`10"
Family Room	Basement	12`5" x 13`8"
4pc Bathroom	Basement	10`0" x 8`11"
Bedroom	Basement	11`0" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1279LK

Remarks

Pub Rmks:

Your future home is now ready. The main floor has an abundance of natural light with an open concept floor plan . The white kitchen is equipped with all the appliances. The chef in the family will love all the storage and counter space. There are three spacious bedrooms on the main floor plus a 5 piece bathroom . Oversized windows in the living room provide lots of light. The lower level consists of a utility room, laundry area , 3 piece bath and large 4th bedroom. Get ready to garden! The backyard is a gardener's dream Fully fenced, the yard provides lots of space for the kids to play. Large covered deck is a relaxing, private outdoor gathering space. Now the with new roof and windows this great home is still under \$600k making it a good valued purchase . The location is within walking distance to elementary schools, walking paths, outdoor pool and has access to all parts for the city via Deerfoot and Glenmore Trail.

Inclusions:
Property Listed By:

n/a
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







