



THE
A-TEAM

**RE/MAX
FIRST**

96 PENSACOLA Close, Calgary T2A 2K4

MLS®#: **A2162552** Area: **Penbrooke Meadows** Listing Date: **09/03/24** List Price: **\$499,000**
Status: **Active** County: **Calgary** Change: **-\$50k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1970** Abv Sqft: **1,019**
Low Sqft:
Lot Sz Ar: **5,005 sqft** Ttl Sqft: **1,019**
Lot Shape:

DOM

16
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Private,Rectangular Lot**
Park Feat: **Off Street,RV Access/Parking**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 10`6"	Dining Room	Main	12`6" x 8`6"
Living Room	Main	12`6" x 12`0"	Flex Space	Basement	8`0" x 6`0"
Game Room	Basement	36`0" x 13`0"	Bedroom - Primary	Main	12`6" x 10`0"
Bedroom	Main	10`0" x 8`6"	Bedroom	Main	11`0" x 7`6"
Bedroom	Basement	12`6" x 9`6"	3pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7315JK

Zoning:
R-C1

Remarks

Pub Rmks:

Come view this great house in Penbrooke. Located on a quiet street and offering a huge back yard, with enough space to host a double detached garage and still provide room for an RV!! Inside you will see NEW laminate flooring throughout the main giving a seamless feel. A bright living room with large windows leads you into a charming kitchen. 3 bedrooms with NEW windows and a full, beautiful NEWLY renovated bathroom complete the upper level. The basement is sure to impress, W/ A SEPERATE ENTRANCE and ability to add a secondary suite (with city approval) or multi-generation living area. The basement is upgraded with laminate flooring, has a large entertainment space complete with pool table, living space, full bathroom and semi complete kitchen area. Outside you will find a large covered deck, huge yard with shed, don't forget about the ability to have rv parking, as well as a double garage. Book your viewing today!

Inclusions:
Property Listed By:

n/a
RE/MAX Landan Real Estate

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









