



THE
A-TEAM

**RE/MAX
FIRST**

224 PENSWOOD Way, Calgary T2A 4T3

MLS® #: **A2164693** Area: **Penbrooke Meadows** Listing Date: **09/20/24** List Price: **\$624,900**
Status: **Active** County: **Calgary** Change: **-\$15k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**
Lot Information
Lot Sz Ar: **5,005 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

39
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached,Heated Garage,Insulated,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`0" x 9`10"
Living Room	Main	20`1" x 15`5"
Bedroom	Upper	9`0" x 10`10"
Bedroom - Primary	Upper	11`9" x 12`5"
Laundry	Lower	3`9" x 5`5"
4pc Bathroom	Basement	7`4" x 7`0"
Bedroom	Basement	9`8" x 10`2"

Room	Level	Dimensions
Kitchen	Main	9`7" x 9`10"
4pc Bathroom	Upper	4`11" x 8`9"
Bedroom	Upper	7`11" x 11`11"
Kitchen	Lower	8`10" x 11`10"
Game Room	Lower	16`9" x 16`2"
Bedroom	Basement	9`9" x 12`11"
Furnace/Utility Room	Basement	7`6" x 12`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

1599LK

Remarks

Pub Rmks:

This is your chance to own a beautiful updated home in the heart of the peaceful neighbourhood of Penbrooke Meadows! This beautiful property has everything you could want out of a home for your family, or an investor special with lots of upside potential. Mere blocks away from the Madigan Plaza shopping centre, it's also in the family friendly location of THREE schools, and multiple parks with Soccer, Baseball, and even Cricket options close by! On to the home itself, the upper floors are beautifully refinished, including new fixtures, flooring, down to new quartz countertops all finished this year. Moving upstairs there's a masterfully done 4 piece bathroom with a light & heat equipped mirror, and 3 spacious bedrooms so everyone can have their own solitude apart from the rest of the home. Moving downstairs we have a beautiful open feel living area style rec room, and separate kitchen, and not only does it have 2 large bedrooms downstairs, it has it's own reading nook, that could be used as a small desk & office area! On top of all the renovations, the heart of the home has been updated as well with a high-efficiency furnace, and newer hot water tank. When looking at the outside, you'll find a private feeling front yard, nestled quietly in the trees, with space on either side to lead to the separate back entrance into the downstairs living area. An additional feature is plenty of parking for however you decide to use your home. There's a heated detached garage with a bay door leading to two parking spots, or if you'd like to work on your projects, you have easy access to another double parking pad beside it! Quick Possession friendly, call your favourite Realtor today for your showing!

Inclusions:

N/A

Property Listed By:

eXp Realty

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











