



THE
A-TEAM

**RE/MAX
FIRST**

755 PENBROOKE Road, Calgary T2A 3T3

MLS®#: **A2169440** Area: **Penbrooke Meadows** Listing Date: **09/30/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1973** Abv Sqft: **1,123**
Lot Information Low Sqft:
 Lot Sz Ar: **4,101 sqft** Ttl Sqft: **1,123**
 Lot Shape:

DOM

64
Layout
 Beds: **6 (3 3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Private**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **Playground,Private Entrance,Private Yard,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 9`7"	Bedroom	Main	9`5" x 11`6"
5pc Bathroom	Main	6`8" x 8`1"	Kitchen	Main	11`5" x 12`5"
Living Room	Main	16`8" x 11`9"	Bedroom - Primary	Main	16`8" x 13`4"
3pc Bathroom	Basement	9`11" x 5`8"	Bedroom	Basement	10`10" x 11`3"
Bedroom	Basement	9`5" x 11`2"	Bedroom	Basement	8`10" x 11`1"
Kitchen With Eating Area	Basement	21`1" x 22`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

905LK

Zoning:
R-CG

Remarks

Pub Rmks: **EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a beautifully renovated SIX (6) BEDROOMS bungalow in the highly sought-after community of Penbrooke. This stunning property is ideally situated near schools, parks, playgrounds, shopping centers, and public transportation, offering both convenience and accessibility. The main level boasts a bright and spacious living room with its own separate entrance and fireplace, a modern kitchen with an adjoining dining area, and an inviting atmosphere perfect for family gatherings. The main level also includes two generously sized bedrooms, a master bedroom, and a full 5-piece bathroom. The fully finished basement, with a SEPARATE ENTRANCE, features a large family room with a kitchen, THREE (3) decent-sized bedrooms, a 3-piece bathroom, and separate laundry. The house has a new roof, deck, and windows. Seize this exceptional opportunity—schedule your private viewing today by contacting your preferred realtor.**

Inclusions:
Property Listed By: **N/A**
PREP Realty

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











