

## 199 PENMEADOWS Close, Calgary T2A 3S1

MLS®#	A2170122	Area:	Penbrooke Meadows	5	10/02/24	List Price:	\$539,900			
Status:	Active	County:	Calgary	Date: Change:	-\$10k, 04-Nov	Associatio	n: Fort McMurray			
				General Info	ormation			DOM		
				Prop Type:	Residentia	al		112		
				Sub Type:	Detached			<u>Layout</u>		
				City/Town:	Calgary		Finished Floor Area	Beds:	4 (3 1 )	



<u>formation</u> :	Residential			<u>DOM</u> 112	
	Detached			Layout	
	Calgary	Finished Floor Ar	ea	Beds:	4(31)
	1972	Abv Sqft:	988	Baths:	2.0 (2 0)
<u>ation</u>		Low Sqft:		Style:	Bungalow
	4,305 sqft	Ttl Sqft:	988		
				Parking	
				Ttl Park:	2
				Garage Sz:	2
		Yard,City Lot,Landso Detached,Off Street	aped,Private,Recta	ngular Lot	

Roof: Asphalt Shingle   Heating: Forced Air   Sewer: Ext Feat:   Ext Feat: Fire Pit,Private Entrance   Kitchen Appl: Dryer,Electric Range,Range Hood,Refrigerator,Washer   Int Feat: Ceiling Fan(s),Storage,Vinyl Windows   Utilities: Vinitian Storage,Vinyl Windows			Construction: Vinyl Siding,Wood Frame Flooring: Ceramic Tile,Linoleum Water Source: Fnd/Bsmt: Poured Concrete				
			Room	Level	Dimensions	Room	Level
Living Room	Main	13`5" x 12`0"	Dining Room	Main	9`6" x 9`8"		
Kitchen	Main	12`10" x 8`0"	4pc Bathroom	Main	7`6" x 4`11"		
Bedroom	Main	8`0" x 10`0"	Bedroom	Main	6`11" x 11`6"		
Bedroom - Prim	ary Main	11`5" x 11`11"	Game Room	Basement	12`7" x 25`3"		
Bedroom	Basement	12`0" x 10`7"	4pc Bathroom	Basement	4`11" x 7`11"		

Laundry	Basement	11`0" x 14`11"				
		Legal/Tax/Financial				
Title:		Zoning:				
Fee Simple		R-CG				
Legal Desc:	41LK					
	Remarks					
Pub Rmks: Inclusions: Property Listed By:	Opportunity is Knocking! - This charming 988 sqft bungalow, perfectly situated on a quiet street, is bursting with potential and waiting for you. Featuring 4 bedrooms, 2 bathrooms, and double entrances, this home offers both comfortable living and lots of potential. The main floor boasts a bright, open-concept kitch and living room, enhanced by new oversized windows that flood the space with natural light. Step out through the sliding doors onto a sunny deck—perfect for morning coffee or evening relaxation. You'll also find 3 spacious bedrooms and a 4-piece bathroom, plus two side entrances providing private access to the basement, ideal for rental or multi-family living. The fully finished basement offers a large living area, an additional bedroom, a second 4-piece bathroom, the possibility of a secondary suite would be subject to approval and permitting by the city/municipality. Outside, enjoy your oversized backyard, complete with a double detached garage, a private fire pit, and a fully fenced yard—ideal for entertaining or relaxing under the stars. Recent updates to the exterior include sidin and a roof replaced just 7 years ago, giving you peace of mind Don't miss this incredible opportunity to own a home with great potential in a fantastic location Fridge in Basement (As-is) Charles					

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











