



THE
A-TEAM

**RE/MAX
FIRST**

199 PENMEADOWS Close, Calgary T2A 3S1

MLS® #: **A2170122** Area: **Penbrooke Meadows** Listing Date: **10/02/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,305 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **988**
 Low Sqft:
 Ttl Sqft: **988**

DOM

80
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Private Entrance**

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

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 - Primary	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:
Fee Simple
Legal Desc:

41LK

Zoning:
R-CG

Remarks

Pub Rmks: **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 kitchen 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 siding 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!**

Inclusions:
Property Listed By:

**Fridge in Basement (As-is)
Charles**

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











