



THE
A-TEAM

**RE/MAX
FIRST**

68 PENSVILLE Road, Calgary T2A 4K5

MLS®#: **A2171370**

Area: **Penbrooke Meadows**

Listing Date: **10/07/24**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,085**
Low Sqft:
Ttl Sqft: **1,085**

DOM

44
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 14`1"
Bedroom	Second	9`1" x 8`9"
Bedroom - Primary	Second	11`10" x 10`0"
Kitchen	Third	9`11" x 10`11"
Bedroom	Basement	8`9" x 10`4"
Bedroom	Basement	8`7" x 7`1"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`7" x 10`4"
Bedroom	Second	7`11" x 12`3"
Family Room	Third	10`1" x 13`2"
Dining Room	Third	6`9" x 10`11"
Bedroom	Basement	8`9" x 10`11"
4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1599LK

Remarks

Pub Rmks: **Welcome to this beautifully renovated 4-level split home, where modern elegance meets functional design. Nestled in the desirable community of Penbrooke Meadows, this residence has undergone extensive upgrades, including new flooring, knockdown ceilings, stylish doors, LVP throughout, light fixtures, faucets, casings and much more. As you enter, you'll be greeted by an inviting open-concept layout adorned with stunning LVP flooring. The main floor features a bright living room that flows seamlessly into the kitchen, complete with an island, perfect for gatherings. You'll also find a full bath and a convenient laundry area on this level. Venture upstairs to discover three spacious bedrooms, accompanied by another full bath, offering comfort and privacy. On the third level, a large family room awaits, featuring a separate entrance that leads self contained suite (Illegal suite) —ideal for multi-generational living or entertaining guests. The basement is fully developed, featuring three additional bedrooms and a separate laundry area, providing ample space for family and friends. Outside, the property boasts a composite deck, a double detached garage, and RV parking, making it perfect for outdoor enthusiasts. This home is truly a must-see! Don't miss your chance—call today to schedule a viewing before it's gone!**

Inclusions: **Basement suite Refrigerator, Stove, Hoodfan, Washer, Dryer**
Property Listed By: **RE/MAX House of Real Estate**

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













