



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 PENNSBURG Way, Calgary T2A 2J5**

MLS®#: **A2171870** Area: **Penbrooke Meadows** Listing Date: **10/09/24** List Price: **\$405,000**  
 Status: **Pending** County: **Calgary** Change: **-\$10k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **3,918 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **963**  
 Low Sqft:  
 Ttl Sqft: **963**

DOM

**44**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air** Flooring: **Hardwood,Tile**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room                | Level        | Dimensions          | Room                     | Level        | Dimensions           |
|---------------------|--------------|---------------------|--------------------------|--------------|----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>  | <b>4`11" x 4`0"</b> | <b>Bedroom</b>           | <b>Upper</b> | <b>8`3" x 8`1"</b>   |
| <b>Bedroom</b>      | <b>Upper</b> | <b>9`7" x 9`10"</b> | <b>Bedroom - Primary</b> | <b>Upper</b> | <b>12`11" x 9`3"</b> |
| <b>4pc Bathroom</b> | <b>Upper</b> | <b>7`3" x 4`11"</b> |                          |              |                      |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

7682JK

Remarks

Pub Rmks:

**| 3 BEDS | 1.5 BATHS | UPDATED KITCHEN | Convenient location! | Welcome to this 2-storey duplex in the community of Penbrooke Meadows. This home features 3 bedrooms and 1.5 bathrooms, making it perfect for families or first-time homebuyers. The main floor offers an open living space that flows into the kitchen, which has been recently updated with quartz countertops, new cabinets, and stainless steel appliances. Plenty of windows flood the space with natural light. A convenient half bath is also located on the main floor. Upstairs, you'll find three bedrooms and a 4-piece bathroom. The basement is partially finished and awaiting your personal touch. The backyard offers space for outdoor gatherings and a place to park your car. This home is located close to parks, schools, shopping, and more! Contact your favourite agent today for a 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**





