

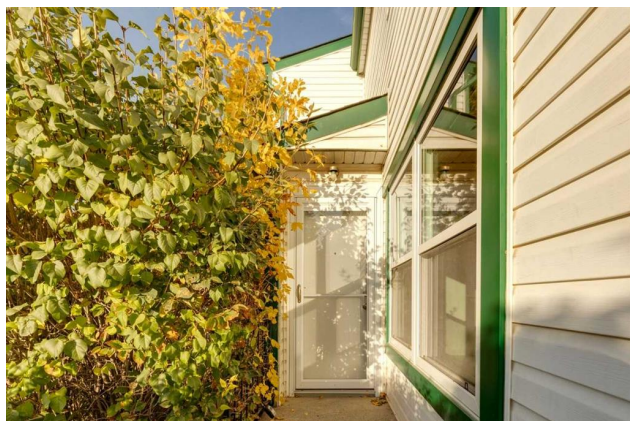


THE A-TEAM

RE/MAX FIRST

100 PENNSYLVANIA Road #25, Calgary T2A4Y8

MLS® #: A2173630 Area: Penbrooke Meadows Listing Date: 10/17/24 List Price: \$349,900
Status: Active County: Calgary Change: -\$60k, 01-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1975

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Back Lane
Park Feat: Assigned,Stall

Finished Floor Area

Abv Sqft: 1,097
Low Sqft:
Ttl Sqft: 1,097

DOM

47

Layout

Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None

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

Kitchen Appl: Dryer,Electric Stove,Range Hood,Refrigerator,Stove(s)
Int Feat: No Animal Home,No Smoking Home
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom (Main), Kitchen (Main), Living Room (Main), and Bedroom (Upper).

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom (Upper), Dining Room (Main), Bedroom - Primary (Upper), and Bedroom (Upper).

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$321

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7510664

Remarks

Pub Rmks: **Welcome to your family's dream home! This fully rebuilt 2-storey townhouse is designed with families and pets in mind. After a complete renovation, everything inside is brand new, ensuring a safe and modern environment for your children and furry friends. With 3 spacious bedrooms, 1.5 bathrooms, and an unfinished basement, this home provides ample space for growing families. The main floor features a bright, open living space perfect for family gatherings, a brand-new half bath for convenience, and a kitchen/dining area that opens to a private, fenced backyard—ideal for outdoor play and summer barbecues. Upstairs, the spacious master bedroom and two additional bedrooms offer cozy retreats for rest and relaxation. The fully renovated bathroom is perfect for busy mornings. Utilities estimated at \$250/month for heat, electricity, and water. New furnace, new water heater for energy efficiency, New electrical panel and complete new electrical wiring throughout. New windows for improved insulation and natural light. New flooring, kitchen cabinets, and appliances. Freshly painted with updated lighting throughout. Private fenced backyard for safe play. Pet-friendly neighborhood, perfect for dog walks and outdoor activities. Dedicated parking space. Close to parks, schools, and public transit. Family-Friendly Neighbourhood: Located in the Penbrooke Meadows community, this home is nestled in a family-friendly and pet-friendly neighborhood known for its quiet streets, family-oriented parks, and community events. The nearby parks feature playgrounds and green spaces, perfect for children to explore and play.**

Inclusions: N/A
Property Listed By: Bode Platform Inc.

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







