



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**444 PENWORTH Rise, Calgary T2A 4E2**

MLS® #: **A2173889** Area: **Penbrooke Meadows** Listing Date: **10/18/24** List Price: **\$529,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 01-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **4,402 sqft**  
 Lot Shape:

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

DOM

**46**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Few Trees,Street Lighting,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Additional Parking,Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dock**

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

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),Laminate Counters,No Smoking Home,Recessed Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 14`2"	Bedroom - Primary	Main	14`1" x 11`0"
Bedroom	Main	8`9" x 11`7"	Bedroom	Basement	13`5" x 10`10"
Bedroom	Basement	8`9" x 8`2"	Workshop	Basement	12`2" x 7`10"
Laundry	Basement	10`4" x 10`11"	Kitchen With Eating Area	Basement	22`2" x 13`10"
Kitchen	Main	12`10" x 9`10"	4pc Bathroom	Main	8`1" x 5`0"
4pc Bathroom	Basement	5`9" x 6`7"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**rc1**

**1279LK**

Remarks

Pub Rmks: **Detached Property with Legal Basement Suite\*\* Discover this beautifully maintained bi-level detached home, perfect for first-time buyers or investors seeking a valuable mortgage helper. Nestled on a spacious rectangular lot, this property features a double garage and a fully legal basement suite, offering both comfort and versatility. \*\*Main Level Highlights:\*\*Upstair you will get new refrigerator ,stove and Dishwasher - \*\*Bright and Airy Living Space:\*\* Enjoy an open-concept living and dining area with expansive south-facing windows that flood the space with natural light. - \*\*Functional Kitchen:\*\* The kitchen, located at the rear of the home, features north-facing windows and provides direct access to a private patio and a fenced yard—ideal for outdoor relaxation and entertaining. - \*\*Comfortable Bedrooms:\*\* The main level includes a generously sized primary bedroom, a second bedroom, and a well-appointed 4-piece bathroom. \*\*Lower Unit Features:\*\* - \*\*Spacious Accommodations:\*\* The lower unit offers two bedrooms, including a notably large primary room, a 4-piece bathroom, and a comfortable living area. - \*\*Convenient Amenities:\*\* Enjoy the added convenience of a kitchenette and laundry facilities, with abundant natural light enhancing the space throughout. Recent updates enhance this property’s appeal, including new vinyl plank flooring, a new fence, new windows, and a new washer and dryer. The home also features well-maintained front and rear yards, with a private backyard showcasing beautiful flowers and fruit trees. Conveniently located near playgrounds, schools, parks, and shopping centers, this property offers excellent public transit access for easy commuting throughout the city. Don’t miss the opportunity to own this versatile and well-appointed home. Contact your preferred realtor to schedule a viewing today.**

Inclusions: **N/a**  
Property Listed By: **Diamond Realty & Associates LTD.**

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













