



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 PENSVILLE Road, Calgary T2A 3Y7**

MLS®#: **A2174762** Area: **Penbrooke Meadows** Listing Date: **10/21/24** List Price: **\$550,000**  
Status: **Active** County: **Calgary** Change: **-\$20k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1974**  
Lot Information  
Lot Sz Ar: **5,200 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,118**  
Low Sqft:  
Ttl Sqft: **1,118**

DOM

**32**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Private,Rectangular Lot,Treed**  
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Oversized,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Concrete,Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Laminate Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`3" x 9`1"	Kitchen	Main	13`3" x 12`11"
Bedroom - Primary	Main	12`8" x 10`6"	Bedroom	Main	9`4" x 9`4"
Bedroom	Main	10`6" x 8`0"	Living Room	Main	14`8" x 14`0"
Laundry	Basement	9`10" x 6`9"	Eat in Kitchen	Basement	15`5" x 9`5"
Living Room	Basement	19`0" x 13`3"	Bedroom	Basement	11`9" x 8`9"
Office	Basement	8`10" x 8`2"	4pc Bathroom	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1599LK**

Remarks

Pub Rmks: **This refreshed 4-bedroom, 2.5 bath bungalow offers unique value, featuring a generous 52X100 ft lot, Illegally suited basement and a garage you won't want to miss. The fully equipped, illegal basement suite includes 1 bedroom, office, kitchen, laundry and an open versatile living space with lots of storage. The oversized heated double garage, wired for 220v, can easily park up to 4 vehicles. The yard is finished with a poured concrete patio, and includes fenced RV parking next to the garage. Nestled on a quiet street, this home is a rare find. Immaculate and move in ready.**

Inclusions:  
Property Listed By: **2 Hot water heaters, refrigerator and electric stove in suite  
Leasex Realty Inc.**

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











