



THE
A-TEAM

**RE/MAX
FIRST**

201 PENBROOKE Close, Calgary T2A 3N9

MLS®#: **A2176321** Area: **Penbrooke Meadows** Listing Date: **11/06/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 21-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: **4,467 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **RV Access/Parking,Single Garage Attached**

Finished Floor Area

Abv Sqft: **974**
 Low Sqft:
 Ttl Sqft: **974**

DOM

45
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **See Remarks,Stucco**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Microwave Hood Fan**
 Int Feat: **Ceiling Fan(s),See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 10`1"	Dining Room	Main	9`4" x 8`3"
Living Room	Main	91`8" x 12`0"	Kitchen	Basement	11`9" x 6`1"
Laundry	Main	4`0" x 3`0"	Balcony	Main	12`0" x 5`0"
Furnace/Utility Room	Basement	6`5" x 5`0"	Bedroom - Primary	Main	12`0" x 9`10"
Bedroom	Main	12`9" x 9`1"	Bedroom	Main	9`0" x 8`5"
Bedroom	Basement	10`0" x 9`3"	Bedroom	Basement	10`3" x 8`6"
4pc Bathroom	Main	7`1" x 6`6"	4pc Bathroom	Basement	11`2" x 8`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9511402

Remarks

Pub Rmks: **Looking to add to your investment portfolio or looking to jump into the market? Great Bi-Level with illegal basement suite. Main floor has hardwood floors, 3 BR, Bathroom, Living Room, Dining Room and Kitchen. Lower unit has 2 BR, Bathroom, Living/Dining and Kitchen. Huge back yard with gravel pad and RV parking. Single under drive garage. Property is vacant easy to show. Quick possession is available. Close to amenities, transportation and everything else that matters.**

Inclusions: **Shed x2, Refrigerator x3, Electric Stove x2, Washer x2, Dryer x2, Hood Fan**

Property Listed By: **RE/MAX First**

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







