



THE
A-TEAM

**RE/MAX
FIRST**

6151 PENWORTH Road, Calgary T2A 4J9

MLS®#: **A2176544** Area: **Penbrooke Meadows** Listing Date: **10/31/24** List Price: **\$566,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,093**
 Low Sqft:
 Ttl Sqft: **1,093**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

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

Construction: **Brick,Stucco**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 11`7"
Kitchen With Eating Area	Main	13`3" x 9`4"
Bedroom	Second	12`2" x 7`10"
4pc Bathroom	Second	12`4" x 4`11"
Bedroom	Lower	10`4" x 9`6"
Game Room	Lower	20`2" x 10`9"

Room	Level	Dimensions
Dining Room	Main	9`7" x 8`2"
Bedroom - Primary	Second	11`10" x 10`0"
Bedroom	Second	9`1" x 8`10"
Family Room	Lower	13`5" x 11`9"
2pc Bathroom	Lower	5`8" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1599LK

Zoning:
R-CG

Remarks

Pub Rmks: **A fantastic opportunity awaits on this super quiet street 6151 Penworth Rd. SE. Upon entering, you'll be greeted by a bright living room, spacious kitchen with ample cabinets, This rare 4-level split property comes with 3 bed, 1 bath upper level, & 1 bed, 1 bath lower level, and a double detached garage. Newer roof. Quiet private back yard with lots of parking Located close to all major amenities, schools, shopping, transit, and parks! Schedule your viewing today!**

Inclusions: n/a

Property Listed By: **Real Estate Professionals Inc.**

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









