



THE
A-TEAM

**RE/MAX
FIRST**

335 PENWORTH Way, Calgary T2A 4G1

MLS®#: **A2177771**

Area: **Penbrooke Meadows**

Listing Date: **11/08/24**

List Price: **\$489,900**

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: **4,305 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Detached**

DOM

12
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 12`9"
Bedroom - Primary	Main	12`3" x 9`4"
4pc Bathroom	Main	7`8" x 4`1"
Bedroom	Basement	11`9" x 101`2"
2pc Bathroom	Basement	4`0" x 7`11"

Room	Level	Dimensions
Kitchen	Main	15`0" x 10`0"
Bedroom	Main	11`1" x 8`7"
Foyer	Main	4`8" x 3`3"
Family Room	Basement	14`2" x 11`9"
Laundry	Basement	14`1" x 6`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1279LK

R-CG

Remarks

Pub Rmks: **Open house on Sat & Sun, 2pm-4pm. Attention first-time homebuyers and investors! This is the one you've been waiting for. The property comes with a brand-new refrigerator and has several recent updates: the roof (house and garage), hot water tank, garage door, washer, and dryer were all replaced in 2023. The front yard were redone in this summer. providing a fresh, welcoming space. This 900 sq. ft. bungalow, a detached single-family home, is located on a quiet street within walking distance of an elementary school. A shopping centre is just blocks away, and it's only a few minutes' drive to Marlborough Mall, which offers a C-Train station, banks, restaurants, a medical clinic, T&T Supermarket, Walmart, and more. A playground is just steps away form the house. The home features vinyl windows on the main level and boasts a spacious living room, a kitchen with a good-sized dining area, 2 bedrooms, and a full bathroom with a new quartz countertop toilets(basement as well). The separate entrance leads to the lower level, where you'll find a large family room, a third bedroom (window is not egress-sized), and a 2-piece bathroom that can easily be converted into a full bath. There is an oversized single garage and additional concrete patio of your RV. the home provides quick access to Stony Trail, Memorial Drive, and 52nd Street.**

Inclusions:
Property Listed By: **N/A
URBAN-REALTY.ca**

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









