



THE
A-TEAM

**RE/MAX
FIRST**

100 PENNSYLVANIA Road #42, Calgary T2A 4Y8

MLS® #: **A2177942** Area: **Penbrooke Meadows** Listing Date: **11/07/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 4`1"	Bedroom - Primary	Second	14`11" x 10`9"
Bedroom	Second	9`6" x 8`5"	Bedroom	Second	8`6" x 8`5"
4pc Bathroom	Second	7`9" x 4`1"			

Legal/Tax/Financial

Condo Fee: **\$321** Title: **Fee Simple** Zoning: **M-C1 d75**

Legal Desc: 7510664

Fee Freq:
Monthly

Remarks

Pub Rmks: **Stop paying rent and start owning your own home! Offering over 1,100 sqft plus basement this 2 Storey townhome is affordably priced, perfect for a first time buyer or investor. Renovations include: new flooring and paint throughout, new lighting, new plumbing fixtures, countertops, tile backsplashes, and appliances. With 3 bedrooms, 1.5 bathrooms, spacious living room, large dining room, functional kitchen, plus an additional recreational room and flex room in the basement, this home would suit a great family looking to get into home ownership! There is a private fenced yard out back and a dedicated parking space right out your front door. This quiet townhome complex is well kept, has lots of visitor parking and is close to parks, schools, shopping, and transit, with quick access to key transportation routes making the community a great home base.**

Inclusions: n/a
Property Listed By: **First Place Realty**

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







