



THE
A-TEAM

**RE/MAX
FIRST**

5555 5 Avenue, Calgary T2A 3S5

MLS®#: **A2181915** Area: **Penbrooke Meadows** Listing Date: **12/02/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 16-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1972** Abv Sqft: **988**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,005 sqft** Ttl Sqft: **988**
 Lot Shape:

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),See Remarks,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 11`11"	Bedroom	Main	7`11" x 10`0"
Bedroom	Main	7`0" x 11`6"	Bedroom	Basement	10`9" x 12`3"
Bedroom	Basement	9`2" x 10`8"	Living Room	Main	9`7" x 21`6"
Dining Room	Main	6`5" x 4`5"	Kitchen	Main	8`0" x 10`0"
4pc Bathroom	Main	4`11" x 7`6"	4pc Bathroom	Basement	6`0" x 8`10"
Family Room	Basement	25`8" x 10`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

41LK

Remarks

Pub Rmks:

Welcome to your next home in the beautiful and highly sought after community of Penbrooke Meadows. This beautiful home is situated on a Corner-Lot, with 5 Bedrooms, 2 Bathrooms, Illegal Basement Suite, Oversized Detached Garage, New Furnace, New Hot Water Tank and everything else you could ask for! The main floor is perfect for families with an abundance of natural light and an open and bright floor plan. A ton of cabinet and counterspace adorns the functional kitchen with eating area. The adjacent dining room has plenty of room for family mealtimes and entertaining and with clear sightlines into the inviting living room. The basement is newly renovated and is private from upstairs with a convenient separate entrance which can be rented out. Featured on this level is an open kitchen with rich cabinetry, a large living room, dining area as well as 2 bedrooms and a 4-piece bathroom. The large yard is fully landscaped and fenced with tons of grassy space and is privately nestled behind the double detached garage. Conveniently located near schools, parks, and amenities, this home offers easy access to shopping, dining, and recreational facilities. Major highways like Stoney Trail and Deerfoot Trail are just minutes away, providing quick commutes to downtown and surrounding areas. This home offers the perfect balance of space, comfort, and convenience. Book your private showing today!

Inclusions:
Property Listed By:

**Refrigerator, stove and hoodfan in the basement suite
eXp Realty**

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













