



THE
A-TEAM

**RE/MAX
FIRST**

1304 PENNSBURG Road, Calgary T2A 2J9

MLS®#: **A2182109** Area: **Penbrooke Meadows** Listing Date: **12/13/24** List Price: **\$629,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,019**
 Lot Sz Ar: **6,115 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,019**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Parking Pad,Single Garage Detached**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Courtyard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	7'4" x 3'7"	4pc Bathroom	Main	7'1" x 5'1"
Bedroom	Main	9'5" x 8'5"	Bedroom	Main	11'10" x 7'0"
Dining Room	Main	7'5" x 12'0"	Foyer	Main	3'11" x 3'6"
Kitchen	Main	11'5" x 7'11"	Living Room	Main	14'4" x 14'0"
Laundry	Main	3'3" x 3'0"	Bedroom - Primary	Main	11'1" x 11'3"
4pc Bathroom	Basement	7'5" x 4'11"	Bedroom	Basement	11'2" x 12'5"
Bedroom	Basement	10'8" x 11'2"	Kitchen	Basement	7'7" x 10'2"

Laundry	Basement	11`1" x 7`5"	Game Room	Basement	20`10" x 18`7"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	7682JK

Remarks

Pub Rmks: **Welcome to this beautifully renovated bungalow in the heart of Penbrooke! This home has been reimagined with attention to every detail, ensuring comfort, style, and functionality for its future owners. As you approach, you'll be drawn to the expansive front yard, offering a welcoming and spacious curb appeal. Step inside and be greeted by stunning renovations that elevate the entire home. The main floor features luxurious vinyl plank flooring, a sleek high-gloss kitchen with modern finishes, and thoughtfully designed feature walls that add character and charm. With a layout that seamlessly blends style and practicality, the space is perfect for both relaxing evenings and entertaining guests. The main floor also offers 3 spacious bedrooms, 1.5 bathrooms, and its own laundry facilities for added convenience. Adding exceptional value is the 2-bedroom, 1-bathroom basement illegal suite, complete with its own entrance and laundry, making it an ideal option for rental income, multigenerational living, or hosting extended family. Situated on a desirable corner lot, this property provides an abundance of parking options, including a single detached garage, a parking pad, and additional space along the side of the lot—perfect for hosting friends and family. Families will love the prime location, just steps away from a public school and two playgrounds, offering a convenient and safe environment for children. Additionally, the neighborhood provides easy access to local amenities, public transit, and shopping centers, making it a great choice for commuters and families alike. The home has been upgraded with brand-new windows, enhancing energy efficiency and reducing utility costs. Outside, the spacious yard provides the perfect setting for summer gatherings, children's playtime, or relaxing evenings.**

Inclusions:	None
Property Listed By:	Real Broker

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









