



THE
A-TEAM

**RE/MAX
FIRST**

6644 PENBROOKE Drive, Calgary T2A 4S8

MLS®#: **A2182665** Area: **Penbrooke Meadows** Listing Date: **12/07/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
 Park Feat: **Off Street,Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"	Dining Room	Main	13`5" x 8`1"
Kitchen	Main	13`5" x 15`4"	Living Room	Main	11`4" x 23`6"
2pc Ensuite bath	Upper	6`7" x 2`9"	4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	8`6" x 10`6"	Bedroom	Upper	13`1" x 10`2"
Bedroom	Upper	11`10" x 8`5"	Bedroom - Primary	Upper	13`1" x 11`11"
3pc Bathroom	Basement	12`8" x 5`6"	Bedroom	Basement	12`9" x 9`9"
Kitchen	Basement	12`8" x 11`4"	Bedroom	Basement	8`5" x 17`5"

Furnace/Utility Room

Basement

5`9" x 5`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

1599LK

Remarks

Pub Rmks:

Open House Saturday December 21 from 12 to 4:00 P.M Welcome to this beautifully RENOVATED CORNER HOUSE with a huge LOT in the charming community of Penbrooke Meadows! This spacious 6-bedroom, 3.5-bathroom home seamlessly combines comfort and versatility, making it an ideal choice for families or investors featuring Illegal basement Suite of 2 bedrooms, both a HEATED single front garage and a single rear garage, offering ample parking and storage. The main floor greets you with a bright and inviting living area centered around an ELECTRIC FIREPLACE—perfect for cozy family gatherings. The modern kitchen boasts plenty of cabinetry and counter space and flows effortlessly into the dining area, which opens to a large backyard. Completing the main floor are a powder room, a full bathroom, and a shared laundry area for added convenience. Upstairs, you'll discover four generously sized bedrooms, including a tranquil primary suite with its own half bathroom. An additional full bathroom and three well-sized bedrooms ensure ample space for everyone. The basement offers an illegal suite with a separate entrance, featuring two good-sized bedrooms, a full bathroom, and a kitchen. This flexible space is ideal for extended family, or a multi-generational living arrangement. Located in a sought-after community, this house near to parks, schools, shopping, and major roadways just minutes away, the location is as convenient as it is picturesque. Don't miss out on this versatile gem—contact your realtor today to schedule a private tour!

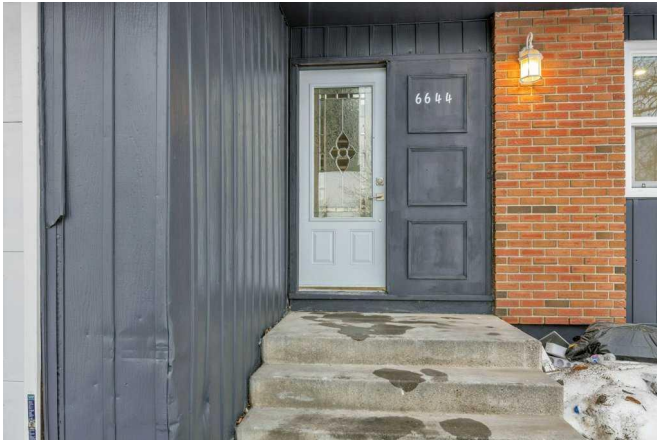
Inclusions:

Property Listed By:

NONE

PREP Realty

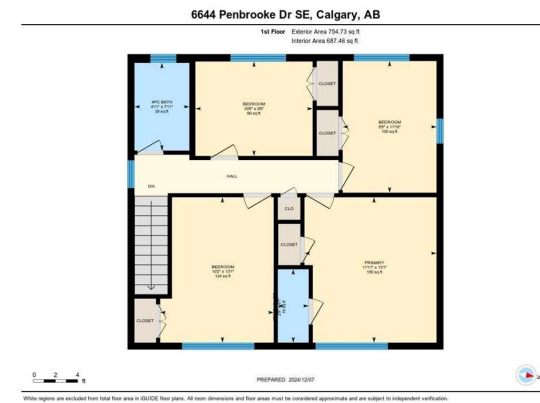
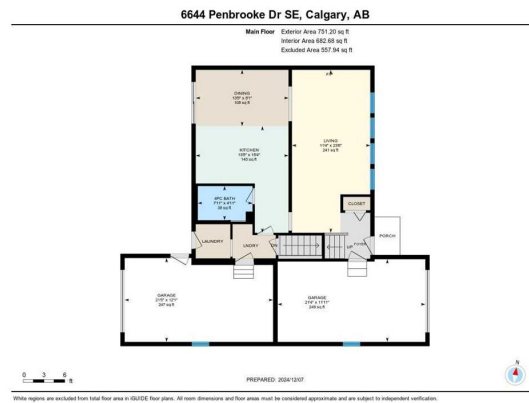
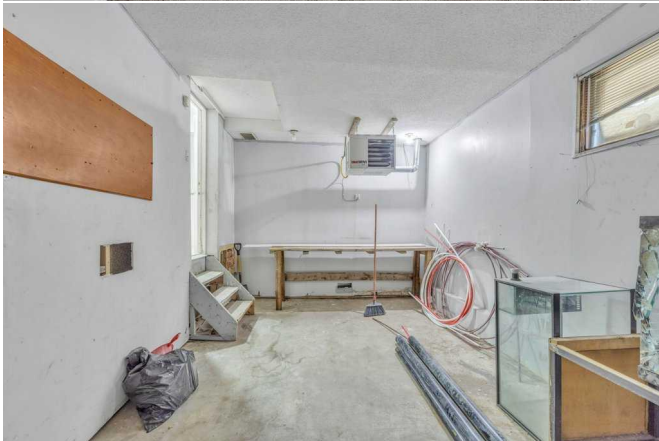
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











6644 Penbrooke Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 419.88 sq ft
Interior Area 554.42 sq ft
Excluded Area 65.17 sq ft



PREPARED: 2024/12/17



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.