



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 PENNSYLVANIA Road, Calgary T2A 5V5**

MLS® #: **A2183158**      Area: **Penbrooke Meadows**      Listing Date: **12/12/24**      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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,034**  
 Low Sqft:  
 Ttl Sqft: **1,034**

DOM

**41**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Concrete Driveway,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 10`7"	Dining Room	Main	8`5" x 10`11"
Kitchen	Main	8`4" x 10`11"	2pc Bathroom	Main	4`3" x 6`3"
Bedroom - Primary	Upper	17`2" x 10`9"	Bedroom	Upper	8`2" x 12`0"
Bedroom	Upper	8`8" x 8`9"	4pc Bathroom	Upper	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$386**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 D75**

Legal Desc: **7510664**

Remarks

Pub Rmks: **Fully Renovated Home with 1,034 sqft of Developed Living Space! This beautifully updated property is a fantastic investment opportunity, located in a well-developed area that offers amazing privacy. With over 1,034 sqft of living space, this home is packed with features you'll love: New Furnace(2012) and Hot Water Tank(2017) Brand New Carpet & Fresh Neutral Paint throughout All New Windows(2013) for added energy efficiency Large Living Room perfect for relaxation and entertainment Beautiful Modern Kitchen with brand new appliances and a spacious eating area Brand New Bathrooms - both 4-piece and 2-piece, beautifully finished 3 Good-Sized Bedrooms upstairs, all with plenty of storage closets Gorgeous North-Facing Yard, ideal for gardening and outdoor activities Clean Parking Stall and convenient access to public transport (bus & C-Train stations) Just a short walk to K-12 Schools and all essential amenities This freshly renovated home is move-in ready and sure to impress even the most discerning buyers. Whether you're a first-time homebuyer, investor, or looking for a new family home, this property is an ideal choice! Call today to book your showing and make this gem yours!**

Inclusions: **none**  
Property Listed By: **TREC The Real Estate Company**

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













