



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6119 PENEDO Way, Calgary T2A 3N2**

MLS®#: **A2183841** Area: **Penbrooke Meadows** Listing Date: **12/18/24** List Price: **\$450,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **4,402 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,062**  
 Low Sqft:  
 Ttl Sqft: **1,062**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 12`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 6`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`8" x 8`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`6" x 23`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`8" x 5`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`8" x 16`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**470LK**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY DECEMBER 21st FROM 1:30-3:30! This property presents an incredible opportunity for an investor or handyman seeking a renovation project in the heart of Penbrooke Meadows, offering an unbeatable location! Situated on a quiet street, backing onto a green space with a playground and no neighbors behind, this property is perfectly positioned for a family home. This bungalow-style house features a functional layout with 3 bedrooms, 2 bathrooms, and over 2,050 square feet of developed living space, including a double detached garage. The main level offers a spacious layout with large front-facing windows that allow natural light to flow throughout the property. It offers a generous living room with access to the dining room and kitchen, 3 sizable bedrooms, a 4-piece bathroom, and additional storage space. The lower level has its own private side entrance, making it ideal for a future basement suite (subject to city permits and approval). The basement is fully finished with a newer 3-piece bathroom, a large rec room that could easily be developed into a 4th bedroom, living room and a kitchen (subject to city permits and approval). Additional features include a newer furnace and hot water tank, providing peace of mind regarding the property's major mechanical components. The sunny south-facing backyard offers a private outdoor space perfect for enjoying the warmer months and has direct access to a large green space with a playground. Completing the property is a large 24' X 22' double garage to keep your vehicles and valuables secure year-round. Located in the established community of Penbrooke Meadows, this property is within walking distance of 4 schools, parks, shopping, and restaurants. Easy access to International Avenue, Deerfoot Trail, and Stoney Trail makes commuting throughout the city a breeze. Don't miss this incredible opportunity to own a wonderful property in Penbrooke Meadows!**

Inclusions: **None**  
Property Listed By: **Charles**

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













