



THE
A-TEAM

**RE/MAX
FIRST**

1204 60 Street, Calgary T2A1W9

MLS®#: **A2183979**

Area: **Penbrooke Meadows**

Listing Date: **12/18/24**

List Price: **\$519,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **4,413 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Oversized,RV Access/Parking,Single Garage Detached**

DOM

3
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`8" x 2`9"
Bedroom	Main	8`8" x 11`2"
Laundry	Basement	9`9" x 7`10"
Bedroom	Basement	10`8" x 10`11"
Entrance	Main	5`4" x 3`3"
3pc Bathroom	Basement	7`6" x 7`5"
Bedroom	Basement	7`9" x 16`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`5" x 15`0"
4pc Bathroom	Main	7`6" x 5`0"
Family Room	Basement	13`9" x 14`9"
Living Room	Main	18`4" x 12`11"
Bedroom - Primary	Main	9`6" x 12`3"
Storage	Basement	5`9" x 3`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7682JK

Remarks

Pub Rmks: **Step into this beautifully updated bungalow, where modern design meets classic charm. The open floor plan creates a spacious and airy feel. This fully upgraded home is move-in ready and like a new home, with over 1600 sq.ft living space. This residence has undergone extensive upgrades. Main floor has a bright, open living area with new kitchen & Samsung appliances, 2 good sized bedrooms and new 4-pc. bathroom. Lower level includes large rec room, 2 large bedrooms, new 3-pc. bathroom, laundry room with washer & dryer. Multiple new upgrades include luxury vinyl plank flooring throughout, new lighting—kitchen is halogen, all other is LED, and more. New high efficiency furnace, water tank, updated electrical outlets & switches. All still new exterior: shingles, new windows throughout except laundry room, siding and cedar, soffits, fascia & continuous eave troughs. Large fully fenced back yard has patio area, large shed, fencing along lane, single garage with workbench, and RV access to back yard from the wide back lane. Close to all amenities including schools, shopping, bus, green spaces, new MAX Purple 17th Ave. Rapid Transit, Elliston Park and more. Nestled in a well-established neighborhood, this bungalow is perfect for those looking for a house that they can call home. Basement is a potential basement suite as there is a separate entrance. Don't miss your chance to own this exceptional property!**

Inclusions:
Property Listed By: **TREC The Real Estate Company**

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













