



THE
A-TEAM

**RE/MAX
FIRST**

100 PENNSYLVANIA Road #25, Calgary T2A 4Y8

MLS® #: **A2188720** Area: **Penbrooke Meadows** Listing Date: **01/17/25** List Price: **\$339,000**
 Status: **Pending** 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:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,097**
 Low Sqft:
 Ttl Sqft: **1,097**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Mixed**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`9" x 17`1"
Dining Room	Main	10`11" x 8`5"
Bedroom - Primary	Second	10`8" x 17`2"
Bedroom	Second	11`11" x 8`2"

Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 4`2"
Kitchen	Main	10`11" x 8`4"
4pc Bathroom	Second	7`8" x 4`11"
Bedroom	Second	9`8" x 8`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$321

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: **7510664**

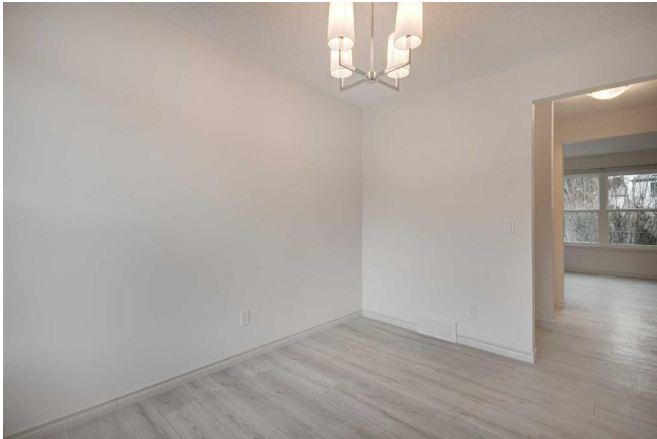
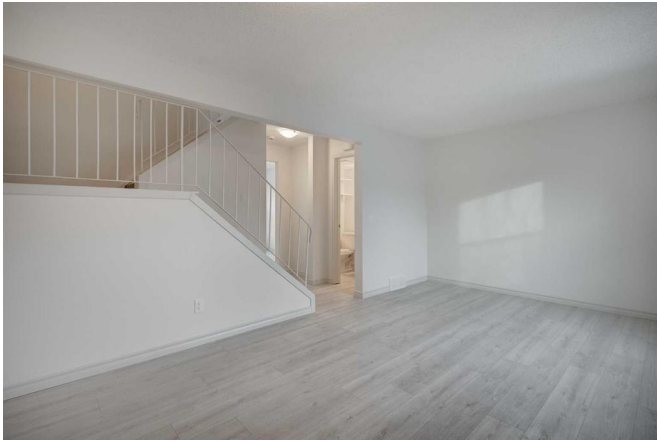
Remarks

Pub Rmks: **Welcome to your family's dream home! This fully rebuilt 2-storey townhouse is designed with families and pets in mind. After a complete renovation, everything inside is brand new, ensuring a safe and modern environment for your children and furry friends. With 3 spacious bedrooms, 1.5 bathrooms, and an unfinished basement, this home provides ample space for growing families. The main floor features a bright, open living space perfect for family gatherings, a brand-new half bath for convenience, and a kitchen/dining area that opens to a private, fenced backyard—ideal for outdoor play and summer barbecues. Upstairs, the spacious master bedroom and two additional bedrooms offer cozy retreats for rest and relaxation. The fully renovated bathroom is perfect for busy mornings. Utilities estimated at \$250/month for heat, electricity, and water. New furnace, new water heater for energy efficiency, New electrical panel and complete new electrical wiring throughout. New windows for improved insulation and natural light. New flooring, kitchen cabinets, and appliances. Freshly painted with updated lighting throughout. Private fenced backyard for safe play. Pet-friendly neighborhood, perfect for dog walks and outdoor activities. Dedicated parking space. Close to parks, schools, and public transit. Family-Friendly Neighborhood: Located in the Penbrooke Meadows community, this home is nestled in a family-friendly and pet-friendly neighborhood known for its quiet streets, family-oriented parks, and community events. The nearby parks feature playgrounds and green spaces, perfect for children to explore and play.**

Inclusions: **na**
Property Listed By: **Ally Realty**

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



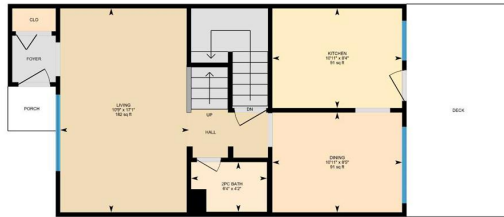






25-100 Pennsylvania Rd SE, Calgary, AB

Main Floor Exterior Area 552.81 sq ft
Interior Area 519.00 sq ft



PREPARED: 2025/01/18



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

25-100 Pennsylvania Rd SE, Calgary, AB

2nd Floor Exterior Area 544.35 sq ft
Interior Area 500.79 sq ft



PREPARED: 2025/01/18



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.