



THE
A-TEAM

**RE/MAX
FIRST**

9 PENWORTH Close, Calgary T2A 5N4

MLS®#: **A2191129** Area: **Penbrooke Meadows** Listing Date: **01/31/25** List Price: **\$399,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **1,743 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,068**
 Low Sqft:
 Ttl Sqft: **1,068**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Irregular Lot**
 Park Feat: **Outside,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 9`10"	Kitchen	Main	5`4" x 11`6"
Dining Room	Main	10`10" x 12`5"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	13`11" x 10`0"	Bedroom	Second	7`5" x 12`7"
Bedroom	Second	8`5" x 9`1"	4pc Bathroom	Second	4`11" x 7`3"
Bedroom	Basement	8`1" x 11`10"	Game Room	Basement	16`1" x 20`4"
Laundry	Basement	7`1" x 6`6"	3pc Bathroom	Basement	3`8" x 6`9"
Furnace/Utility Room	Basement	5`7" x 11`2"			

Title: **Fee Simple**
 Zoning: **M-C1**
 Legal Desc: **7610862**

Remarks

Pub Rmks: **WELCOME TO THIS FULLY RENOVATED PENBROOKE TOWNHOME WITH NO CONDO FEES. This townhome has been completely transformed from top to bottom. Once you enter this home you will appreciate the welcoming bright colours, soft vinyl flooring, and the spacious living area that offers ample space for hosting family and friends. As you make your way into the white kitchen, you will love the beautiful quartz countertops, ample cabinetry, white subway tile backsplash, and new Stainless-Steel Appliances. This townhome features four generously sized bedrooms providing ample space for a small family with the fourth bedroom in the basement adjacent to a brand new 3 Pc bathroom. The basement also offers an additional living space ideal for guests or teenage children. Also, the laundry room located downstairs is complete with a new Washer and Dryer. The most recent upgrades include the following: New Roof, New Windows Throughout, New Interior and Exterior Doors, New Siding on the Front and Rear of the Home, 3 Brand New Washrooms (4 Pc Bathroom Upstairs, Half-Bath on the Main Floor, 3 Pc Bathroom in Basement), Brand New Kitchen with Stainless Steel Appliances, Brand New Furnace, Brand New Water-Tank, Brand New Washer & Dryer, New Lighting, New Casing, New Flooring and New Paint Throughout. The best part is that this home is in a fantastic location, is less than 20 minutes to Downtown Calgary, and close to 3 Primary Schools (for both Public and Separate School Systems). It is also close to all the necessary amenities including Transit, Shopping, Restaurants, and Hospitals. The care and attention this townhome has received is going to make it convenient and enjoyable for the new owners for years to come. The exceptional and meticulous design of this home offers peace of mind, comfort, and tranquility. Take advantage of this opportunity to make this home your own. Make sure to book your showing today!**

Inclusions: **None**
 Property Listed By: **Century 21 Bravo Realty**

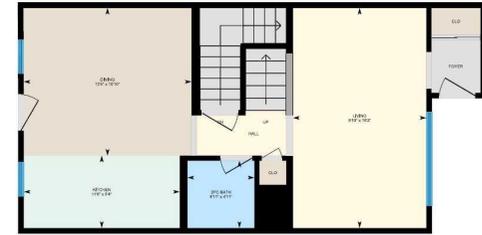
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







9 Penworth Close SE, Calgary, AB
Main Floor Exterior Area 547.71 sq ft



PREPARED 2023/05/18
BIGUIDE
*All figures are excluded from total floor area in QRC for plus. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

