



16 PENBROOKE Place, Calgary T2A3T9

MLS®#: **A2191438** Area: **Penbrooke Meadows** Listing Date: **02/01/25** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,720 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,075**
 Low Sqft:
 Ttl Sqft: **1,075**

DOM

21
Layout
 Beds: **5 (5)**
 Baths: **3.0 (2 2)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Aluminum Siding ,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Second	4`6" x 5`0"
Bedroom	Second	10`2" x 8`11"
Bedroom - Primary	Second	13`5" x 12`7"
Foyer	Main	4`11" x 3`7"
Living Room	Main	11`11" x 19`3"
2pc Bathroom	Third	6`1" x 6`1"
Bedroom	Third	10`7" x 10`11"

Room	Level	Dimensions
4pc Bathroom	Second	8`6" x 5`0"
Bedroom	Second	10`2" x 8`8"
Dining Room	Main	9`7" x 11`8"
Kitchen	Main	13`5" x 9`6"
Laundry	Main	4`3" x 2`6"
4pc Bathroom	Third	7`7" x 6`5"
Bedroom	Third	10`11" x 100`4"

**Kitchen
Furnace/Utility Room**

**Level 4
Level 4**

**10`9" x 10`11"
13`1" x 10`8"**

Game Room

Level 4

23`8" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

905LK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully renovated 4-level split in the heart of Penbrooke! This stunning home truly has it all—backing onto a playground, nestled in a cul-de-sac, and surrounded by green space, schools, and shopping. The perfect location for your next family home! Step inside to an open and inviting layout, featuring a sleek modern kitchen with high-gloss cabinets and a stylish island. The main level also includes a seamlessly tucked-away laundry area and a bright, spacious living room with large windows. Upstairs, you'll find a full common bathroom, three generously sized bedrooms, and a master retreat with its own private half-bathroom for added convenience. This home also boasts a unique 2-bedroom illegal basement suite! The third level features two bedrooms with large windows, a full bathroom, and an additional half-bath. As you head to the fourth level, you'll discover a separate kitchen area, a huge living room, and a private basement entry. Outside, the massive fully fenced backyard sits on an oversized rectangular lot, complete with a double detached garage and additional side parking—perfect for trailers, RVs, or your next big project! Don't miss this incredible opportunity—schedule your showing today!

Inclusions:
Property Listed By:

**N/A
Real Broker**

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







