



**85 PENWORTH Close, Calgary T2A 5N4**

MLS® #: **A2193657** Area: **Penbrooke Meadows** Listing Date: **02/10/25** List Price: **\$399,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1976** Abv Sqft: **1,099**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **2,368 sqft** Ttl Sqft: **1,099**  
 Lot Shape:

DOM

**12**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Level,Low Maintenance Landscape**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **Other** Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 9`10"	Dining Room	Main	9`4" x 12`5"
Kitchen	Main	6`10" x 12`5"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	13`9" x 10`0"	Bedroom	Second	7`6" x 12`7"
Bedroom	Second	8`5" x 9`1"	4pc Bathroom	Second	4`10" x 7`3"
Game Room	Basement	15`8" x 27`1"	Bedroom	Basement	8`7" x 11`10"
Laundry	Basement	6`8" x 5`0"	Furnace/Utility Room	Basement	4`1" x 6`6"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **M-C1**

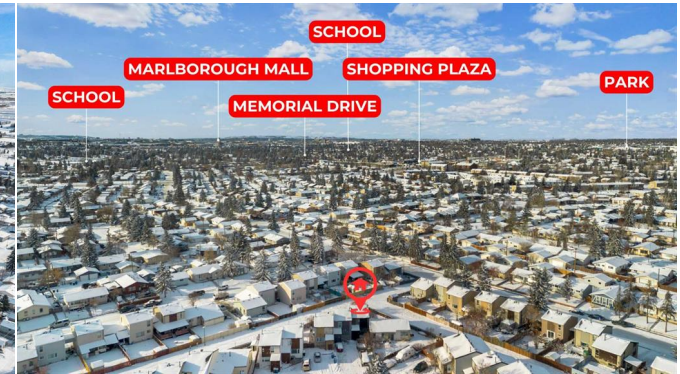
Legal Desc: 7610862

Remarks

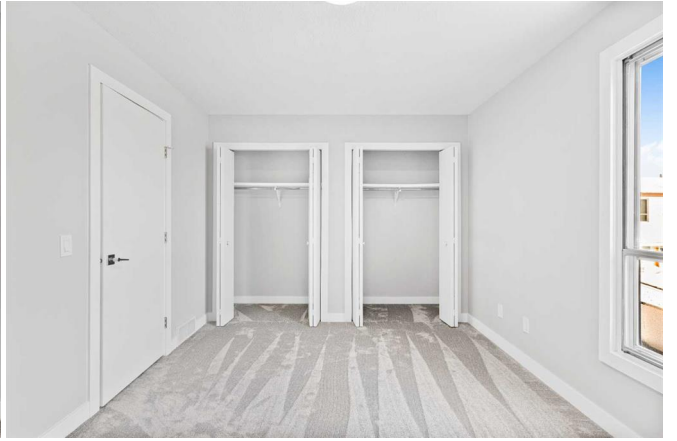
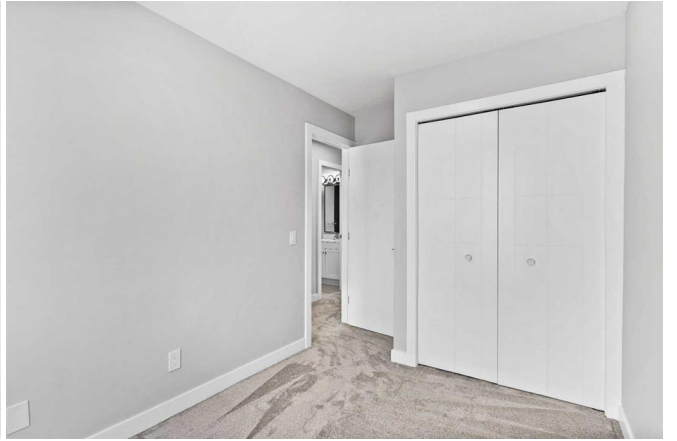
Pub Rmks: **CALLING ALL FIRST TIME HOME BUYERS - FREEHOLD TOWNHOUSE - NO CONDO FEE - FULLY RENOVATED - 2 CAR PARKING PAD - BACK LANE ACCESS - Offering 1500+ SQFT of Luxurious living space with 4 bedrooms, 1.5 Baths and Parking Pad in the front - Upgrades include: NEW FLOORING & LIGHTING, NEW WASHROOMS, NEW KITCHEN WITH UPDATED APPLIANCES, FRESH PAINT AND MORE!!! Simple and functional floorplan. Main floor offers a spacious family room, kitchen, dining and half bath. Upper level offers 3 bedrooms and a FULL bath. It does not end here! Make your way to the fully finished basement that features a huge rec room and additional bedroom (can also be used as a home office)! Amazing location with easy access to schools, shopping, parks and TRANSIT! Easy access to 8 Ave SE as well!**

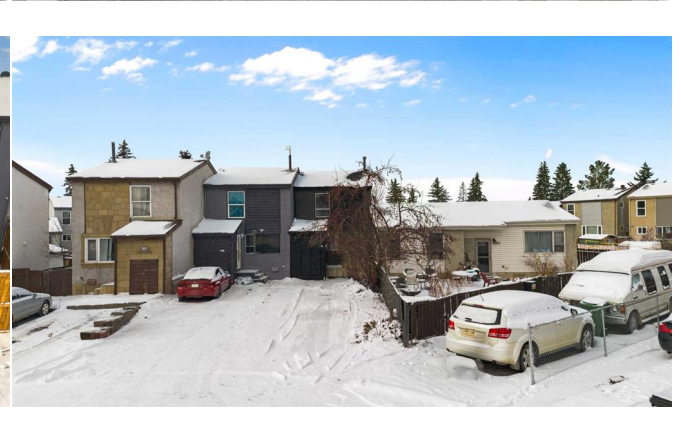
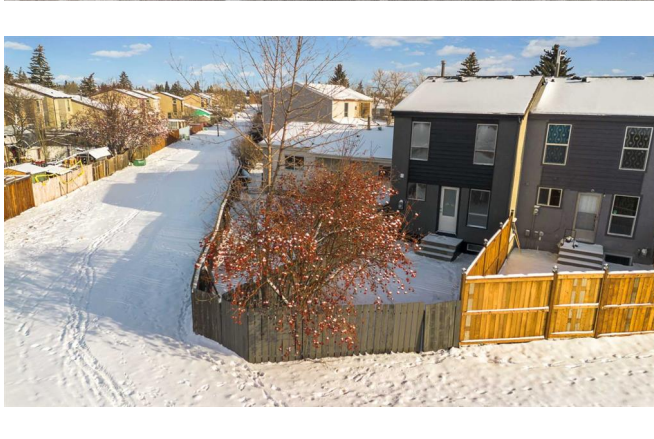
Inclusions: **N/A**  
Property Listed By: **Real Broker**

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





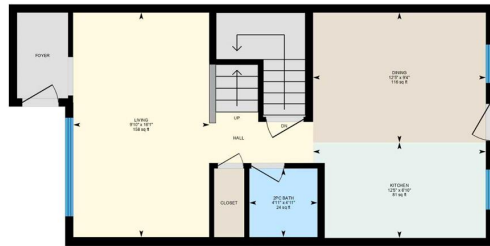






85 Penworth Close SE, Calgary, AB

1st Floor Exterior Area 553.77 sq ft  
Interior Area 524.67 sq ft



0 3 6

PREPARED: 2025/02/09



White 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.

85 Penworth Close SE, Calgary, AB

2nd Floor Exterior Area 553.00 sq ft  
Interior Area 490.27 sq ft



0 3 6

PREPARED: 2025/02/09



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85 Penworth Close SE, Calgary, AB

Basement (Below Grade) Exterior Area 524.20 sq ft  
Interior Area 466.70 sq ft



0 3 6

PREPARED: 2025/02/09



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