



THE
A-TEAM

**RE/MAX
FIRST**

55 PENWORTH Close, Calgary T2A 5N4

MLS® #: **A2198369** Area: **Penbrooke Meadows** Listing Date: **03/03/25** List Price: **\$360,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 12-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **1,582 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,096**
 Low Sqft:
 Ttl Sqft: **1,096**

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Landscaped,No Neighbours Behind**
 Park Feat: **Front Drive,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 9`11"	Kitchen	Main	8`5" x 12`7"
Dining Room	Main	7`11" x 12`6"	Storage	Main	8`9" x 11`9"
Bedroom - Primary	Second	14`10" x 10`0"	Bedroom	Second	7`5" x 12`9"
Bedroom	Second	8`6" x 9`3"	4pc Bathroom	Second	5`0" x 7`4"
Game Room	Basement	9`10" x 13`10"	Bedroom - Primary	Basement	10`3" x 11`8"

3pc Ensuite bath
2pc Bathroom

Basement
Main

5`0" x 11`9"
5`0" x 7`5"

Furnace/Utility Room

Basement

6`1" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610862

Zoning:
M-C1

Remarks

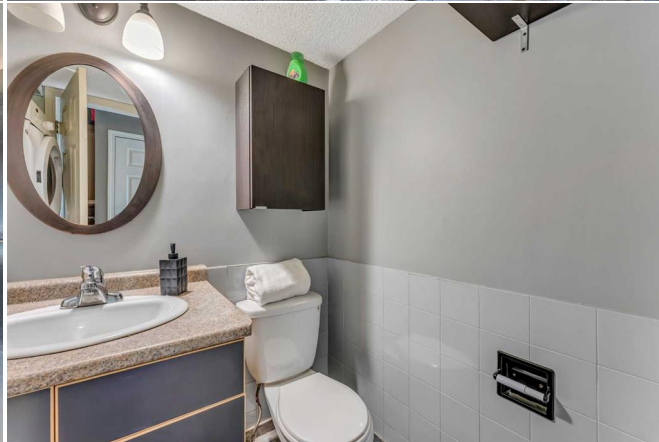
Pub Rmks: **Welcome to this fantastic four-bedroom, 2.5-bathroom gem that offers incredible potential for both investors and first-time homebuyers alike! This property is a real find, featuring a fully finished basement that provides extra living space perfect for entertaining or relaxing with family. One of the standout features of this home is that there are currently tenants in place who are eager to stay, providing you with immediate rental income if you're looking to invest. Alternatively, if you're a first-time buyer, this home could be the perfect opportunity to enter the real estate market without the burden of condo fees! The furnace is working but there is a brand new furnace that can be installed. Conveniently located near schools, shopping, public transit, and various amenities, this property is perfect for anyone seeking a vibrant community setting. Whether you enjoy family gatherings in the spacious living areas or take advantage of the nearby facilities, it's all here waiting for you. Don't miss out on this incredible opportunity!**

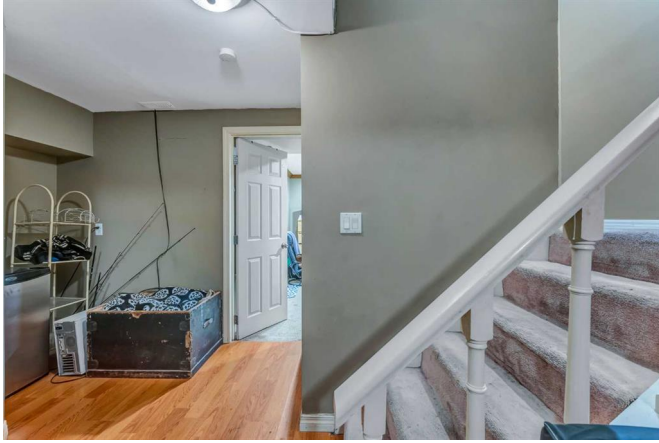
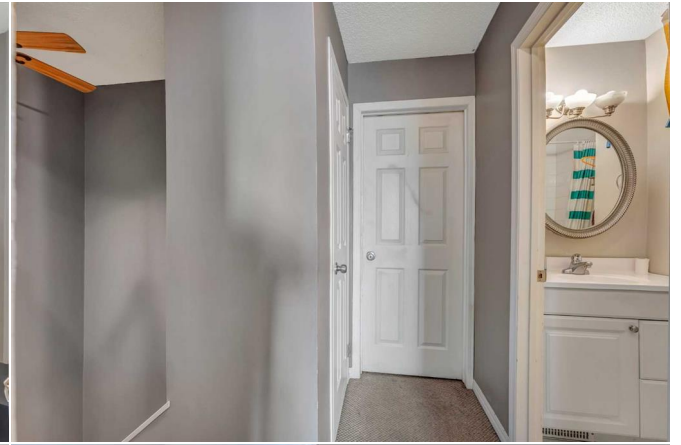
Inclusions: **Second Refrigerator, Rear Shed, Smoke Tent, All Furniture, Excluding The Painting In The Livingroom, Surveillance System & Four Cameras**

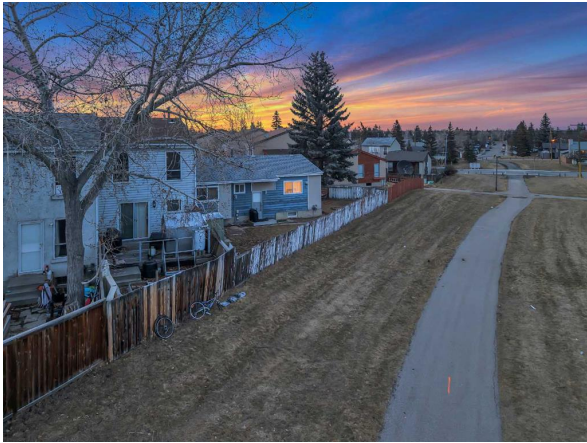
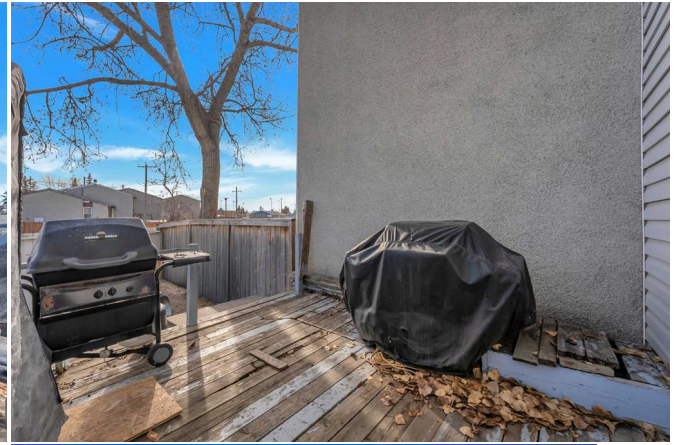
Property Listed By: **Real Broker**

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











55 Penworth Close SE, Calgary, AB

Main Floor Exterior Area 502.58 sq ft
Interior Area 510.21 sq ft
Excluded Area 118.29 sq ft



PREPARED: 20250301



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.



55 Penworth Close SE, Calgary, AB

2nd Floor Exterior Area 533.82 sq ft
Interior Area 488.68 sq ft



PREPARED: 20250301



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.



55 Penworth Close SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1096.40 sq ft



Main Floor
Exterior Area 502.58 sq ft

2nd Floor
Exterior Area 533.82 sq ft

Basement (Below Grade)
Exterior Area 526.44 sq ft



PREPARED: 20250301

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55 Penworth Close SE, Calgary, AB

Basement (Below Grade) Exterior Area 526.44 sq ft
Interior Area 477.28 sq ft



PREPARED: 20250301



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