



THE
A-TEAM

**RE/MAX
FIRST**

179 PENSVILLE Road, Calgary T2A 4S6

MLS® #: **A2199876** Area: **Penbrooke Meadows** Listing Date: **03/08/25** List Price: **\$599,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1974** Abv Sqft: **1,293**
Low Sqft:
Lot Sz Ar: **5,446 sqft** Ttl Sqft: **1,293**
Lot Shape:

DOM

29
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:
Lot Feat: **Back Yard, Rectangular Lot**
Park Feat: **Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood, Laminate, Vinyl Plank**
Sewer: **Private Yard** Water Source:
Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
1pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Bedroom - Primary	Main	12`5" x 11`0"
Bedroom	Main	9`1" x 11`0"	Bedroom	Main	9`1" x 11`0"
Living Room	Main	17`10" x 11`11"	Kitchen	Main	12`5" x 14`5"
Bedroom	Lower	10`9" x 12`11"	Bedroom	Lower	10`9" x 12`10"
Kitchen	Lower	9`6" x 13`3"	4pc Bathroom	Lower	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

1599LK

Remarks

Pub Rmks: **ATTACHED GARAGE | ILLEGAL SUITE WITH SEPARATE LAUNDRY ROOM | 1293 SQFT MAIN FLOOR PLAN | "Welcome to this spacious and versatile 1293 sqft home, featuring 3 bedrooms and 2 bathrooms on the main floor. The bright and open layout offers comfortable living with great finishes including hardwood floors, ceramic tiles and solid oak cabinets. The 4 piece Ensuite bathroom was transformed into a main floor laundry for more convenience, but can easily be transformed back. Downstairs, you'll find a 2-bedroom illegal suite, with a full bathroom, tons of storage and a dedicated laundry, providing additional living space or rental potential. Conveniently located in a desirable neighborhood, close to schools, parks, and amenities. A fantastic opportunity for homeowners and investors alike, all under \$600k!**

Inclusions: **Second fridge, stove, hood fan and washer/dryer in the basement suite**
Property Listed By: **LPT Realty**

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





