



THE
A-TEAM

**RE/MAX
FIRST**

15 PENNSBURG Way, Calgary T2A 2J3

MLS®#: **A2204207** Area: **Penbrooke Meadows** Listing Date: **03/21/25** List Price: **\$449,999**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **6,361 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Landscaped,Pie Shaped Lot**
Park Feat: **Parking Pad**

Finished Floor Area
Abv Sqft: **872**
Low Sqft:
Ttl Sqft: **872**

DOM
18
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **7682JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **This spacious four-bedroom bi-level sits on one of the best lots in Penbrooke, a huge pie-shaped property with a sunny southwest-facing backyard. Located directly**

across from a massive green space and park, enjoy wide-open views and easy access to outdoor recreation. The main level features two bedrooms, a full bath, and an oversized living room window that showcases the beautiful park and green space right across the street. The lower level is partially developed, offering two additional bedrooms, another full bath, a summer kitchen, and a separate entrance possibility—providing great flexibility to customize the space as needed. Outside, the massive backyard has room for a quad garage, huge decks, and even trailer storage. Plus, there's an outdoor storage area, perfect for keeping tools, seasonal gear, or extra belongings. The bones are great here, and with a little cosmetic love, this home becomes an amazing opportunity whether you're a first-time home buyer looking to build equity or an investor searching for a solid property with potential. Get into this home for under \$500K while adding huge value in the process! Property is being sold as-is, where-is. Ideally situated close to schools, shopping, and public transit. With over 1,500 square feet of developed space, this is an opportunity you won't want to miss!

Inclusions:

Property Listed By:

N/A

Coldwell Banker Mountain Central

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









