



THE
A-TEAM

**RE/MAX
FIRST**

755 PENBROOKE Road, Calgary T2A 3T3

MLS®#: **A2204625** Area: **Penbrooke Meadows** Listing Date: **03/24/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **4,101 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,104**
 Low Sqft:
 Ttl Sqft: **1,104**

DOM

13
Layout
 Beds: **6 (4 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Lawn,Rectangular Lot,Street Lighting**
 Park Feat: **Additional Parking,Alley Access,Driveway,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Double Vanity,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	6`7" x 9`0"	Bedroom	Main	11`0" x 9`6"
Bedroom	Main	9`4" x 11`5"	Dining Room	Main	8`0" x 10`4"
Kitchen	Main	9`3" x 12`3"	Living Room	Main	16`6" x 11`7"
Bedroom - Primary	Main	16`6" x 13`2"	3pc Bathroom	Basement	10`0" x 5`9"
Bedroom	Basement	9`3" x 11`0"	Bedroom	Basement	10`8" x 11`1"
Kitchen	Basement	13`2" x 11`0"	Laundry	Basement	4`10" x 11`5"
Living Room	Basement	8`9" x 11`0"	Bedroom	Main	20`1" x 11`9"

Furnace/Utility Room

Basement

7' 8" x 5' 4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

905LK

Zoning:
R-CG

Remarks

Pub Rmks: **Stunning Renovation | 3 Bedroom Basement Suite(illegal) | 3 Bedrooms Main Level | Quartz Countertops | Stainless Steel Appliances | Brand New Flooring | Recessed Lighting | Modern Light Fixtures | Open Concept Living on Both Levels | Large Windows | Ample Natural Light | Large Backyard | Front Driveway | Rear Parking Pad | Alley. Welcome to this stunning fully renovated bungalow, perfect for families and investors alike! The main level features 3 spacious bedrooms and a luxurious 5pc bath complete with a double vanity. Enjoy the bright, open floor plan that seamlessly connects the kitchen and dining room. The kitchen boasts full-height upper cabinets, stainless steel appliances, gorgeous quartz countertops, and a breakfast bar ideal for casual dining. Recessed lighting and large windows throughout the home allow for an abundance of natural light. The large living room—with its cozy electric fireplace is a great space to unwind with the family. Step outside through the sliding glass doors in the living room to a massive front deck, perfect for entertaining or enjoying your morning coffee. The 3 bedroom basement suite(illegal) with its own separate side entry leads to an open-concept kitchen and rec room that can easily accommodate dining space. The basement kitchen is outfitted with full height cabinets and quartz countertops. You'll find 3 additional bedrooms and a 3pc bath in the basement, along with a shared laundry area for convenience. The spacious backyard is perfect for summer fun and outdoor gatherings. This property features a front driveway for single-car parking, along with a rear parking pad accessible via the alley. Nestled in the heart of Penbrooke Meadows, this home is surrounded by parks and playgrounds for the kids! Shopping and all amenities are nearby too offering both convenience and functionality. Don't miss your chance to own this versatile home with fantastic potential, book your showing today!**

Inclusions:
Property Listed By: **Basement: Stove, Range Hood, Refrigerator
RE/MAX Crown**

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











