

**36, 5425 Pensacola Crescent SE  
Calgary, Alberta**

**MLS # A2189837**



**\$260,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,127 sq.ft.   | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Stall  |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behi |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 387 |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows |                   |        |

**Inclusions:** N/A

RARE for under \$300k!!! 3 Bedroom 1.5 Bathroom 2-Storey Townhome with partially framed and drywalled Basement Rooms, full Laundry Room, Fenced Yard with concrete Patio and Pergola, ready for installing spring sod or summer gardening, plus backing AND facing Green Spaces and paths - enter Penbrooke Gardens via Pensdale Road for closest parking & path to unit entrance. This warm and cozy, spacious home is one of only a few in the WHOLE City of Calgary, at 1000+ square feet (1126 to be exact!). Most Units at this price are only 1 or 2 Bedroom, and half the size, so this one won't last long - suitable for all sizes of resident lifestyles, from singles up to family needs, close to schools and shopping, with accesses all around. SEE iGuide 3D Tour, Detailed Plans - especially the Lower Level - for future potential layout options! The full width Family space includes a wide bright Living Room, with vinyl tiled "Mud Room" and a convenient "Flex/Play" area that has had pet and kids' gear, by the stairs. Then, there is a central Dining, and wrapped Kitchen, each as their own rooms, and with some upgrades like Stainless Appliances, cream cabinets with glass insert uppers, and even 2 Lazy Susans under the corner counter tops by the sink. Bright windows face the front and back Park areas, and there is a long entry Foyer with space for Bench and hooks, Half Bathroom, a hanging Closet and Broom Closet for storage. Feature paint walls are in great condition, to set off the Living Room, and Upper Level Hallways and Bedrooms for a unique feel. The 14.5' Primary Bedroom is huge, and has full-depth park-facing windows, plus enough space for more furniture, sitting/reading chairs, bookshelves, OR additional wardrobe(s) for clothing. Two additional spacious Bedrooms can be used for family, guests or Den-Study spaces, and if the Basement level is completed, there is

an existing Pantry/Storage, Workshop, Laundry Room, Bike/outdoor Storage Room, Gym (in place), future Recreation/Media and Music - and future Bathroom location is a natural, possible as it is beside the Utilities even though rough-in is not in place. There is a Basement Window, and Concrete Block Patio and walkway to the back gate - nothing is missing, so visit today! Hardwood floors on main are in positive condition, and carpet is move-in ready too, minor stain areas (pro-cleaned!). Consult with your Lender early, as we understand that 20% is required for Downpayment due to completed improvement renovation loan on the exterior elements fo the complex, so there are newer windows, doors, siding, shingles and more! This property has great potential for future growth and resale, especially for the long-term owner - check it out today!