

37, 5425 Pensacola Crescent SE
Calgary, Alberta

MLS # A2228585



\$299,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

ALL SPECIAL ASSESSMENT HAS BEEN PAID | 3 BEDS 1.5 BATH | Welcome to this spacious 3-bedroom, 1.5-bathroom townhouse located in the heart of Penbrooke Meadows, offering over 1,122 sq ft above grade. This amazing townhome features open-concept layout, a stylish white kitchen with a large window looking to the backyard, connecting with a generous dining area, and a bright living room, which is perfect for modern family living. On the upper floor you'll find three well-sized bedrooms and a full bathroom. The basement is unfinished, with lots of space awaiting for your personal touch. The Pensacola Gardens complex has undergone significant renovations, including new exterior siding, windows, roof, sewer lines, sidewalks, and landscaping, ensuring long-term value and appeal. Combining thoughtful upgrades, move-in readiness, and a well-maintained complex, this home gives you ample living space in and out without breaking the bank. It's a smart choice for families, investors, or those seeking a balance of affordability and modern comfort. Enjoy the convenience of being close to schools, parks, shopping centers, and public transit. With easy access to major roadways, commuting to downtown Calgary or exploring the city is a breeze. Don't let this one slip away, book your showing before it's gone!