

**60, 5425 Pensacola Crescent SE  
Calgary, Alberta**
**MLS # A2268026**


# \$279,900

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	Full	<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>	See Remarks		

**Inclusions:** N/A

Check out our 24/7 Virtual Open House. Welcome to this stylish and move-in ready townhome offering comfort, privacy, and unbeatable convenience. Rest easy knowing the big ticket items have been taken care of, with fresh paint throughout, new stainless steel appliances (new fridge installed since photos were taken), a new furnace, and the hot water tank is only four years old. This home exudes a bright, modern feel from top to bottom. Enjoy the benefits of a fully fenced private yard, perfect for relaxing, entertaining, or letting kids and pets play safely. The main floor features a spacious living room, designated dining area, a convenient 2-piece bathroom, and a bright, functional kitchen with plenty of storage. Upstairs, you'll find three well-sized bedrooms and a full bathroom — ideal for families or those needing home office space. The basement is ready for your finishing ideas and currently includes a laundry area and tons of storage potential. Located close to schools, parks, shopping, and transit, this home offers the perfect blend of comfort and lifestyle. It also provides easy access to downtown, Deerfoot Trail and Stoney Trail. Don't miss this opportunity — your perfect home or investment awaits!