

**35, 5425 Pensacola Crescent SE
Calgary, Alberta**

MLS # A2201828



\$320,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Perfect for First-Time Homebuyers or Investors! This charming home features a spacious living room with large windows that flood the space with natural light, complemented by stylish laminate flooring and an open floor plan. The gourmet kitchen is equipped with stainless steel appliances and offers ample storage. Upstairs, you'll find 3 cozy bedrooms and a 4-piece bathroom. The fully finished basement includes a generous recreation room, an additional bedroom, and convenient laundry facilities. Enjoy your summer BBQs on the large deck in the private backyard. Ideally located near shops, schools, walking paths, and parks, with easy access to Stoney and Deerfoot Trails, and just a 12-minute drive to downtown.