# \$260,000 - 36, 5425 Pensacola Crescent Se, Calgary

MLS® #A2189837

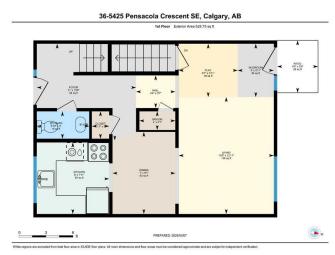
# \$260,000

3 Bedroom, 2.00 Bathroom, 1,127 sqft Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

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 - hot water tank is being sold in as-is condition (needs to be investigated by the buyer). Hardwood floors on main are in mostly positive condition (one wear/tear area in Dining Room), and carpet is move-in ready too, some small stain areas but has been pro-cleaned with environmentally friendly process/products. 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!

Built in 1969

#### **Essential Information**

MLS® # A2189837 Price \$260,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,127 Acres 0.00 Year Built 1969

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 36, 5425 Pensacola Crescent Se

Subdivision Penbrooke Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2G7

#### **Amenities**

Amenities Park, Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, Off Street

#### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Open

Floorplan, Track Lighting, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None

# of Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours

**Behind** 

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 13th, 2025

Days on Market 17

Zoning M-C1

# **Listing Details**

Listing Office CIR Realty

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