

# \$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



36-5425 Pensacola Crescent SE, Calgary, AB

1st Floor Exterior Area 528.75 sq ft



PREPARED: 20250307

White regions are excluded from total floor area in CLUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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        13  
Zoning                  M-C1

## **Listing Details**

Listing Office            CIR Realty

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