

\$250,000 - 36, 5425 Pensacola Crescent Se, Calgary

MLS® #A2189837

\$250,000

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

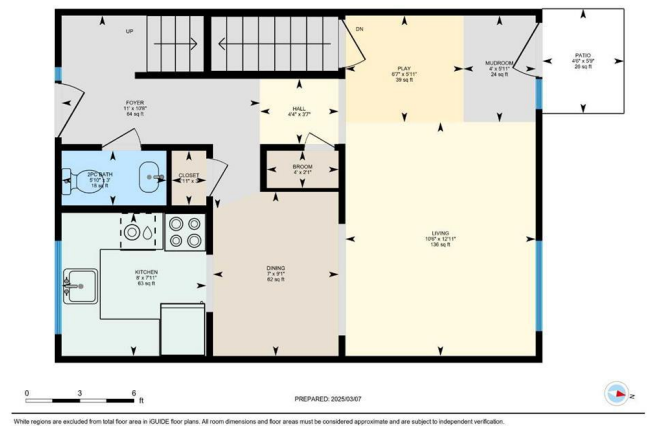
Penbrooke Meadows, Calgary, Alberta

LOWEST priced townhome OR apartment in Calgary, with 1100+ square feet, 3 Bedroom 1.5 Bathroom. RARE 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. Most Units at this price are 1 or 2 Bedroom, and half the size, not suitable for family needs, close to schools, accesses and shopping. SEE iGuide 3D Tour, Detailed Plans - especially the Lower Level - for future layout options! The full width Family space includes a wide bright Living Room, with vinyl tiled "Mud Room" and an area by stairs for pet and kids' gear. There is a central Dining, and wrapped Kitchen, with 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. Feature paint walls are in great condition, in the Living Room, and Upper hall 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



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1st Floor Exterior Area 528.75 sq ft



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 and unit being sold in as-is condition (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	\$250,000
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, Trash, Visitor Parking, Snow Removal
Parking Spaces 1
Parking Off Street, Stall

Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Electric Range, Washer
Heating Forced Air, Natural Gas
Cooling None
of Stories 2
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Garden, Storage
Lot Description Back Yard, Lawn, Backs on to Park/Green Space, 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 22
Zoning M-C1

Listing Details

Listing Office CIR Realty

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