

43, 5425 Pensacola Crescent SE
Calgary, Alberta

MLS # A2227926



\$315,000

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

This beautifully maintained and updated 3 bedroom end-unit townhouse adjacent to greenspace and parking right in front and along the park in Penbrooke Meadows. Ideally located on the edge of the complex right next to Penbrooke School Park, with ample street parking right outside the front door on Pensdale Road so you don't have to lug your kids and groceries through the complex to get to your unit. Offering the perfect blend of comfort and convenience. Featuring 3 bedrooms, 1.5 bathrooms, and an upgraded kitchen boasting stainless steel appliances, modern cabinetry and plenty of counter space. The spacious master bedroom includes a walk-in closet with a sunny south view of the yard and grass field. The private fenced backyard with mature Lilacs and other perennials next to acres of green space provides for outdoor relaxation and sports with the kids, gardening or entertaining. Recently upgraded with a new high efficiency furnace and humidifier as well as central air-conditioning ensuring year-round comfort and efficiency. Located near schools, shopping, dining, and major transit routes, this home combines outdoor serenity with urban convenience. Don't miss out on your opportunity to call it home! Sellers will payout the remaining balance of the special assessment used for upgrades and to enhance the reserve fund (currently on the payment plan).