



GRASSROOTS
REALTY GROUP

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39 Pensacola Close SE
Calgary, Alberta

MLS # A2238231



\$499,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,041 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

POTENTIAL FOR BASEMENT SUITE - POTENTIAL MORTGAGE HELPER! Welcome to this 3-level split home located in the heart of Penbrooke Meadows. This spacious property offers 5 bedrooms, 2 full bathrooms, and a double detached garage. The main floor features a bright, open-concept living room and kitchen area, perfect for entertaining and family gatherings. The kitchen was fully renovated in 2022 with modern quartz countertops, a stylish island, and stainless steel appliances. That same year, the home was further upgraded with new luxury vinyl plank flooring on the main level, a high-efficiency furnace, and a new hot water tank. Few steps from the living room, you'll find 3 bedrooms and a full bathroom on the upper level, with the laundry conveniently located beside the kitchen. The lower level includes 2 additional bedrooms, a full bathroom, and a second kitchen area, offering great potential for a basement suite. Large windows in the basement bedrooms provide ample natural light. The fully fenced great size backyard offers privacy and access to the double car garage, making this home ideal for growing families. This home is perfectly situated with great access to schools, just a 3-minute drive to Penbrooke Meadows School and St. Peter Elementary School, and about 6 minutes to Forest Lawn High School. Nature lovers will enjoy a short 10-minute walk to Elliston Park, home of GlobalFest and one of Calgary's largest outdoor recreation spaces. Shopping is incredibly convenient, you're only minutes from Marlborough Mall and T&T Supermarket, and just a short drive to East Hills Shopping Centre where you'll find Costco, Walmart, Cineplex, and many more retail options. Commuting is a breeze with easy access to major roads including 52nd Street, 17th Avenue SE, Stoney Trail, and Deerfoot Trail. Whether you're a first-time buyer, a

growing family, or an investor looking for suite potential, this property offers excellent value and unbeatable location.