



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**21, 5425 Pensacola Crescent SE**  
**Calgary, Alberta**

**MLS # A2244651**



**\$299,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Storage		

**Inclusions:** N/A

Outstanding opportunity for first-time buyers, families or investors! Discover this beautifully maintained corner townhome offering exceptional value in a prime location. This bright and inviting home features a thoughtfully designed main level with a functional layout that includes a spacious kitchen, dining area and comfortable living room. Upstairs, you will find two generously sized bedrooms and a full four-piece bathroom. The partially finished basement provides added flexibility and includes a dedicated laundry area. Step outside to your own private, fenced and fully landscaped yard which is a special feature ideal for relaxing, entertaining and enjoying outdoor activities. The yard is one of the largest in the complex. One assigned parking stall is included with a dedicated plug. The complex is professionally managed for peace of mind. Recent extensive exterior upgrades throughout the complex include new windows, vinyl siding, doors, shingles, gutters, fencing, concrete porches, and refreshed landscaping which offer long-term value and curb appeal. Conveniently located near schools, parks, restaurants, grocery stores, shopping centers, aquatic and leisure facilities. With easy access to public transit, downtown, Deerfoot Trail, and Stoney Trail, this is a premium location. This seller occupied home is available for quick possession. Don't miss out - schedule your private showing today!