



GRASSROOTS
REALTY GROUP

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**36, 5425 Pensacola Crescent SE
Calgary, Alberta**

MLS # A2248058



\$318,800

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 387

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

BRAND NEW LANDSCAPING!! FULLY RENOVATED TOP TO BOTTOM!!! SPECIAL ASSESSMENT HAS BEEN FULLY PAID BY SELLER!! FRONTING GREEN SPACE!! OVER 1500 SQFT OF LIVING SPACE!! LOW CONDO FEES!! 4 BED, 2 BATH!! Step into this beautifully updated townhouse offering a stylish blend of comfort and functionality. The main floor features modern vinyl plank flooring throughout, a sleek kitchen with brand new stainless steel appliances and a cozy dining area that flows into a bright living room with large windows flooding the space with natural light. From here, step out to your private backyard — perfect for relaxing or entertaining. A convenient 2PC bathroom completes the main level. Upstairs, you'll find three well-sized bedrooms and a fully renovated 4PC bathroom with modern fixtures and finishes. The finished basement adds valuable space with a fourth bedroom, a spacious rec room, laundry area and additional storage. Whether you're a first-time buyer, investor, or looking for a family-friendly home, this townhouse checks all the boxes. Don’t miss your chance to own this move-in-ready gem in a great location!