



GRASSROOTS
REALTY GROUP

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27 Pensacola Close SE
Calgary, Alberta

MLS # A2248941



\$495,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Step into this well-loved bungalow in mainly original condition, lovingly maintained by the same owner for many years. From the moment you walk in, you're welcomed by a bright and spacious living room and dining room combination — perfect for both cozy evenings and cheerful gatherings. The sunny kitchen overlooks a beautifully landscaped backyard, offering a peaceful view to enjoy while cooking or sipping your morning coffee. Three generous bedrooms complete the main floor, while a charming three-season sunroom invites you to enjoy the outdoors in comfort. A separate side entrance to the basement opens the door to endless possibilities for future development. Downstairs, you'll find a fabulous retro-style family room with a corner wood-burning fireplace — the ideal setting for relaxed evenings — plus a large undeveloped space ready for your personal touch. Situated on a quiet close and surrounded by well-kept homes, this property features a back lane and a single oversized detached garage. A rare opportunity to own a solid home with so much potential in a wonderful community.