



**55, 5425 Pensacola Crescent SE  
Calgary, Alberta**

**MLS # A2262274**



**\$245,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 364

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** None

Investor or First-Time Buyer Opportunity! Don't miss this handyman special—a fantastic chance to own a 3-bedroom, 2-bathroom townhouse with a south-facing backyard! While the home needs some TLC, it's perfectly located close to shopping, restaurants, and within walking distance to transit. Unlock the potential of this property and make it your own—a great investment or starter home!