



GRASSROOTS
REALTY GROUP

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5414 Pensacola Crescent SE
Calgary, Alberta

MLS # A2266408



\$479,900

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	945 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Dryer (basement), Range Hood (basement), Refrigerator (basement) Storage Shed, Washer (basement)

No condo fees! This updated half-duplex offers flexibility and income potential with two self-contained suites — a bright 2-bedroom main level and a 2-bedroom basement unit — each with its own laundry. Both levels were freshly painted in 2025. The main level features beautiful LVP flooring, an upgraded kitchen with sleek quartz counters, white cabinets, stainless-steel appliances, and a newer (2023) portable dishwasher. The lower level has a separate entrance, laminate and tile flooring, plus newer stainless-steel appliances (fridge 2024, stove 2022). Major updates include water heater (2022), electrical panel (2022), windows (2022), and roof & gutter guards (2025). New sod and a single garage were added to the fenced backyard in 2022. This home is just steps to transit and a short walk to area schools, parks and an aquatic centre with numerous shopping and restaurant options at nearby international Avenue. Situated on a corner lot with additional street parking, this half-duplex is an excellent opportunity for investors or for owners seeking investment versatility. Watch the video and then book your in-person viewing!