



GRASSROOTS
REALTY GROUP

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

60, 5425 Pensacola Crescent SE
Calgary, Alberta

MLS # A2268026



\$299,900

Division:	Penbrooke Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	5.83 Acres		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

****OPEN HOUSE - Sat. Nov. 1st from 1-3PM**** Check out our 24/7 Virtual Open House. Welcome to this stylish and move-in ready townhome offering comfort, privacy, and unbeatable convenience. Rest easy knowing the big ticket items have been taken care of, with fresh paint throughout, new stainless steel appliances, a new furnace, and the hot water tank is only four years old. This home exudes a bright, modern feel from top to bottom. Enjoy the benefits of a fully fenced private yard, perfect for relaxing, entertaining, or letting kids and pets play safely. The main floor features a spacious living room, designated dining area, a convenient 2-piece bathroom, and a bright, functional kitchen with plenty of storage. Upstairs, you'll find three well-sized bedrooms and a full bathroom — ideal for families or those needing home office space. The basement is ready for your finishing ideas and currently includes a laundry area and tons of storage potential. Located close to schools, parks, shopping, and transit, this home offers the perfect blend of comfort and lifestyle. It also provides easy access to downtown, Deerfoot Trail and Stoney Trail. Don't miss this opportunity — your perfect home or investment awaits!