



GRASSROOTS
REALTY GROUP

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

5610 Pensacola Crescent SE
Calgary, Alberta

MLS # A2280628



\$489,900

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,197 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: Two sheds out back.

Welcome to this FULLY RENOVATED SPACIOUS semi-detached home with an ILLEGAL-SUITE (one bedroom) with SEPARATE LAUNDRY and SEPARATE ENTRANCE. Right beside Penbrooke Meadows School and a playground, easy access to 17th Avenue! Perfect for young families or an AMAZING INVESTMENT opportunity. Meticulously upgraded from top to bottom, the interior showcases BRAND NEW FLOORING, EXTERIOR DOORS, WINDOWS, INTERIOR FINISHINGS, BATHROOMS and sleek contemporary lighting. The open-concept main level features a stylish kitchen equipped with an ISLAND and STAINLESS STEEL appliances seamlessly connecting to the bright living area with a tile wall electric fireplace and dining area. Upstairs, three generously sized bedrooms and a beautifully updated four-piece bath provide comfortable family living. The lower level offers a bedrooms with a BUILT IN OFFICE DESK, another modern four-piece bath, and a spacious living area. This home needs nothing! It contains a high efficiency furnace and BRAND NEW HIGH efficiency hot water tank! Outside you have a NEWLY FENCED low maintenance yard and fire pit create an inviting space for relaxation or summer gatherings, backing onto a back alley with a gravel parking pad! all set within a landscaped setting. Situated right beside a park, playground, Penbrooke Meadow School, shopping, and with easy access to 17th Avenue. this move-in-ready home promises the very best of Penbrooke Meadows living. Immediate possession is available—book your showing today.