



**5610 Pensacola Crescent SE  
Calgary, Alberta**

**MLS # A2285282**

**\$474,900**



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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle, Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island, Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Two sheds out back, firepit.

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&mdash;book your showing today.