

# \$250,000 - 36, 5425 Pensacola Crescent Se, Calgary

MLS® #A2189837

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,127 sqft  
Residential on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

LOWEST priced townhome OR apartment in Calgary, with 1100+ square feet, 3 Bedroom 1.5 Bathroom. RARE 2-Storey Townhome with partially framed and drywalled Basement rooms, full Laundry Room, Fenced Yard with concrete Patio and Pergola, ready for installing spring sod or summer gardening, plus backing AND facing Green Spaces and paths - enter Penbrooke Gardens via Pensdale Road for closest parking & path to unit entrance. Most Units at this price are 1 or 2 Bedroom, and half the size, not suitable for family needs, close to schools, accesses and shopping. SEE iGuide 3D Tour, Detailed Plans - especially the Lower Level - for future layout options! The full width Family space includes a wide bright Living Room, with vinyl tiled "Mud Room" and an area by stairs for pet and kids' gear. There is a central Dining, and wrapped Kitchen, with upgrades like Stainless Appliances, cream cabinets with glass insert uppers, and even 2 Lazy Susans under the corner counter tops by the sink. Bright windows face the front and back Park areas, and there is a long entry Foyer with space for Bench and hooks, Half Bathroom, a hanging Closet and Broom Closet. Feature paint walls are in great condition, in the Living Room, and Upper hall and Bedrooms for a unique feel. The 14.5' Primary Bedroom is huge, and has full-depth park-facing windows, plus enough space for more furniture, sitting/reading chairs, bookshelves, OR additional wardrobe(s) for clothing. Two additional spacious Bedrooms



36-5425 Pensacola Crescent SE, Calgary, AB

1st Floor Exterior Area 528.75 sq ft



0 3 6 ft PREPARED: 20250307

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



can be used for family, guests or Den-Study spaces, and if the Basement level is completed, there is an existing Pantry/Storage, Workshop, Laundry Room, Bike/outdoor Storage Room, Gym (in place), future Recreation/Media and Music - and future Bathroom location is a natural, possible as it is beside the Utilities even though rough-in is not in place. There is a Basement Window, and Concrete Block Patio and walkway to the back gate - hot water tank is being sold in as-is condition (needs to be investigated by the buyer). Hardwood floors on main are in mostly positive condition (one wear/tear area in Dining Room), and carpet is move-in ready too, some small stain areas but has been pro-cleaned with environmentally friendly process/products. Consult with your Lender early, as we understand that 20% is required for Downpayment due to completed improvement renovation loan on the exterior elements fo the complex, so there are newer windows, doors, siding, shingles and more! This property has great potential for future growth and resale, especially for the long-term owner - check it out today!

Built in 1969

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2189837      |
| Price          | \$250,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,127         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 36, 5425 Pensacola Crescent Se |
| Subdivision | Penbrooke Meadows              |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2A 2G7                        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Off Street, Stall                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Microwave Hood Fan                       |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Vinyl Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 21               |
| Zoning         | M-C1             |

## Listing Details

Listing Office      CIR Realty

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