

780-978-0157
jenniferstudent@me.com

**5624 Pensacola Crescent SE
Calgary, Alberta**

MLS # A2196440



\$467,500

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,184 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Kitchen Buffet Hutch Cabinet in Kitchen, Shed in backyard, Window treatments.

Impeccably Maintained 3 BEDROOM Family Home - Affordable, Immaculately kept, Great Location and Move-In Ready. Bonus: Oversized double detached heated & insulated GARAGE & 200 sqft covered SUNROOM + 1540 sqft of developed living area. The perfect blend of comfort, convenience, and affordability in this well maintained semi-detached duplex. This residence offers an exceptional opportunity for families seeking a move-in-ready home. Pride of ownership is evident. Spacious living room with ample light and rich warm hardwood floors throughout the entire home. The upper level has 3 generously sized bedrooms and a full bathroom, providing ample space for the whole family. The main floor includes a convenient half bathroom, while the DEVELOPED BASEMENT features an open flexible living space and an additional half bathroom, laundry room and plenty of storage. A large covered sunroom adds an additional 200 sqft of versatile living space, perfect for year round outdoor enjoyment. The OVERSIZED, over-height heated and insulated DOUBLE detached garage is a standout feature, offering ample space for a workshop, safe & secure parking for your vehicle and extra storage. An adjacent parking pad provides the perfect spot for RV parking or accommodating extra vehicles, ensuring all your parking needs are met. Prime Location directly across from an OPEN FIELD with no neighbours across from you. Steps from Penbrooke Meadows School (Kindergarten - Grade 6). Accessible to all major roads, nearby public transportation, making city commutes convenient and stress-free. Plenty of street parking, perfect for hosting family & friends. Junior Highs and High Schools nearby. Community amenities include a close proximity to the Public Library, Elliston Park, Community Parks, asian/ ethnic grocery stores, restaurants and

shopping malls ensures that recreational and shopping needs are met with ease. Huge private fenced SOUTH FACING BACKYARD for kids and pets to enjoy the outdoors safely. Shed for extra storage and a garden area, grass and trees for all the gardeners and green thumb enthusiasts. There is a spacious FRONT YARD which adds to the home's curb appeal and offers additional space for activities, outdoor BBQs and picnics, or skip across the road to the huge open field for even more outdoor fun. Nothing comparable to this home is available currently on the market in this community of this quality. Don't miss out on this opportunity, this home will not last long!