



GRASSROOTS
REALTY GROUP

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49, 5425 PENSACOLA Crescent SE
Calgary, Alberta

MLS # A2307527



\$285,000

Division:	Penbrooke Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 415

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

Opportunity Knocks at Unit 49! Discover the space and convenience of this 1159.58 sq. ft. two-story end-unit townhome located in the heart of Penbrooke Meadows. As one of the premier units in the complex (Block 11), this home boasts one of the largest private backyards in Pensacola Gardens, providing a rare and expansive outdoor oasis for families and gardening enthusiasts. Ultimate Convenience: Forget long walks with groceries—your assigned energized parking stall is located directly in front of your door. This functional home features a classic layout with hardwood flooring in the living and dining areas, leading to a south-facing rear entry and patio. The upper level offers three spacious bedrooms and a full bath. Unbeatable Location: You are perfectly positioned just a 2-minute walk (0.3 km) from Penbrooke Meadows School and within easy reach of Sobeys (0.8 km), Elliston Park (1.7 km), and major transit routes.