



THE
A-TEAM

**RE/MAX
FIRST**

5425 PENSACOLA Crescent #8, Calgary T2A 2G7

MLS® #: **A2113941** Area: **Penbrooke Meadows** Listing Date: **03/12/24** List Price: **\$325,000**
Status: **Pending** County: **Calgary** Change: **-\$5k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,127**
Low Sqft:
Ttl Sqft: **1,127**

DOM

69

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Open Floorplan,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`0" x 4`0"
2pc Bathroom	Main	3`0" x 5`1"
Kitchen	Main	8`0" x 7`1"
Dinette	Main	6`1" x 9`0"
Living Room	Main	10`1" x 18`1"
Other	Main	4`1" x 4`0"

Room	Level	Dimensions
Bedroom	Second	8`1" x 8`1"
Bedroom	Second	10`1" x 9`1"
Bedroom - Primary	Second	14`1" x 9`1"
4pc Bathroom	Second	8`1" x 4`1"
Laundry	Basement	18`1" x 25`1"

Legal/Tax/Financial

Condo Fee: **\$273**
Title: **Fee Simple**

Zoning: **M-C1**

Legal Desc:	8811401	Fee Freq: Monthly	Remarks
Pub Rmks:	This inviting 3-bedroom, 1.5-bath townhome located in Penbrooke Meadows offers a cozy living space accompanied by numerous nearby amenities. This home features granite counters and tile in both the kitchen and bathrooms, renovated laminated flooring throughout the house, a spacious backyard and windows in each room for natural light. It is situated conveniently close to schools of all grades and allows for easy commute with nearby bus stops. Additionally, it is surrounded by a variety of grocery stores and restaurants, with Elliston Park just a short walk away.		
Inclusions:	None		
Property Listed By:	RE/MAX Real Estate (Central)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





