



THE
A-TEAM

**RE/MAX
FIRST**

5425 PENSACOLA Crescent #30, Calgary T2A 2G7

MLS® #: **A2152444** Area: **Penbrooke Meadows** Listing Date: **07/25/24** List Price: **\$274,898**
Status: **Pending** County: **Calgary** Change: **-\$2, 13-Aug** 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:

Access:

Lot Feat: **Other**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,038**
Low Sqft:
Ttl Sqft: **1,038**

DOM

53
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	8`0" x 8`0"	Bedroom - Primary	Second	15`11" x 9`9"
Bedroom	Second	12`2" x 9`10"	Kitchen	Main	8`5" x 8`5"
Living Room	Main	18`5" x 10`11"	Dining Room	Main	12`4" x 7`7"

Legal/Tax/Financial

Condo Fee: **\$239** Title: **Fee Simple** Zoning: **M-C1**
Fee Freq: **Monthly**

Legal Desc: **8811401**

Remarks

Pub Rmks: **Back on the Market due to Financing***Welcome to this well-kept End Unit townhouse with Low Condo fees only \$240 & No Special Assessment as it's paid in full
***In this Renovated complex in Penbrooke Village just minutes from school, transportation, 17 Ave (Red Mile) and playground. The large two bedroom unit comes
with full basement it can be developed with additional bedroom and washroom. Don't forget the fenced back yard to enjoy your private BBQ all year around. The
house feature a massive living room with good size dining area. Book you're showing as this unit won't last long!!!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Realty Professionals**

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