



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5425 PENSACOLA Crescent #36, Calgary T2A 2G7**

MLS®#: **A2189837** Area: **Penbrooke Meadows** Listing Date: **03/13/25** List Price: **\$250,000**  
Status: **Pending** County: **Calgary** Change: **-\$10k, 02-Apr** 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: **1,126**  
Low Sqft:  
Ttl Sqft: **1,126**

DOM

**23**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Level,No Neighbours Behind**  
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Track Lighting,Vinyl Windows**  
Utilities:

Room Information

| Room              | Level  | Dimensions    |
|-------------------|--------|---------------|
| Foyer             | Main   | 11`0" x 10`8" |
| Dining Room       | Main   | 9`1" x 7`0"   |
| Mud Room          | Main   | 5`11" x 4`0"  |
| 2pc Bathroom      | Main   | 5`10" x 3`0"  |
| Bedroom - Primary | Second | 14`9" x 9`5"  |
| Bedroom           | Second | 11`1" x 8`5"  |
| Pantry            | Lower  | 10`8" x 5`0"  |

| Room          | Level  | Dimensions     |
|---------------|--------|----------------|
| Living Room   | Main   | 12`11" x 10`6" |
| Kitchen       | Main   | 8`0" x 7`11"   |
| Flex Space    | Main   | 6`7" x 5`11"   |
| 4pc Bathroom  | Second | 9`0" x 5`0"    |
| Bedroom       | Second | 10`11" x 10`0" |
| Laundry       | Lower  | 7`9" x 7`1"    |
| Exercise Room | Lower  | 8`10" x 6`10"  |

|                         |              |                     |                             |              |                      |
|-------------------------|--------------|---------------------|-----------------------------|--------------|----------------------|
| <b>Workshop Storage</b> | <b>Lower</b> | <b>5`1" x 3`10"</b> | <b>Furnace/Utility Room</b> | <b>Lower</b> | <b>5`5" x 3`9"</b>   |
|                         | <b>Lower</b> | <b>4`9" x 3`3"</b>  | <b>Game Room</b>            | <b>Lower</b> | <b>12`0" x 8`10"</b> |
| Legal/Tax/Financial     |              |                     |                             |              |                      |

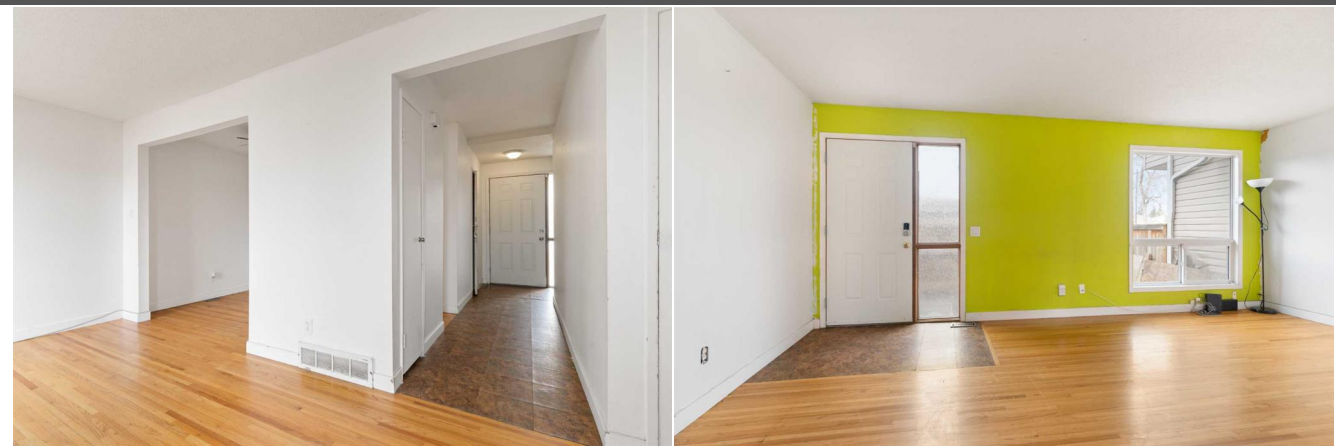
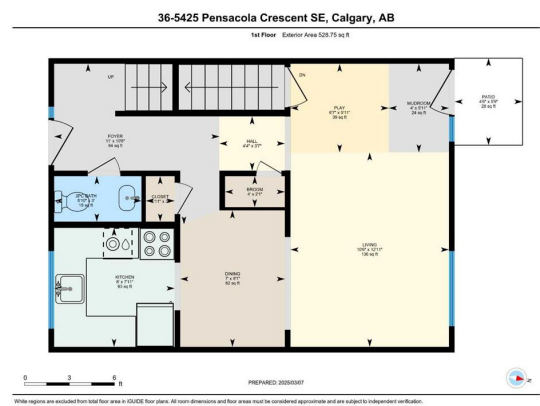
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|-------------------------------|-----------------------------|------------------------|
| Condo Fee:<br><b>\$387</b>    | Title:<br><b>Fee Simple</b> | Zoning:<br><b>M-C1</b> |
| Legal Desc:<br><b>8811401</b> | Fee Freq:<br><b>Monthly</b> | Remarks                |

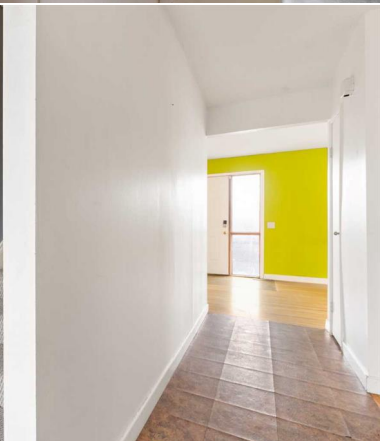
Pub Rmks: **LOWEST priced townhome OR apartment in Calgary, with 1100+ square feet, 3 Bedroom 1.5 Bathroom. RARE 2-Storey Townhome with partially framed and drywalled Basement rooms, full Laundry Room, Fenced Yard with concrete Patio and Pergola, ready for installing spring sod or summer gardening, plus 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 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 and unit being sold in as-is condition (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!**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

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





36-5425 Pensacola Crescent SE, Calgary, AB

2nd Floor Exterior Area 500.16 sq ft



0 3 6 ft PREPARED: 2025/03/07

While regions are excluded from this floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

