



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5624 PENSACOLA Crescent, Calgary T2A 2G6**

MLS®#: **A2196440** Area: **Penbrooke Meadows** Listing Date: **02/21/25** List Price: **\$478,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **1972**  
Lot Information  
Lot Sz Ar: **4,316 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,184**  
Low Sqft:  
Ttl Sqft: **1,184**

DOM

**2**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (1 2)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Stucco,Vinyl Siding**  
Flooring: **Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 11`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`8" x 3`6"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>19`5" x 10`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`1" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`9" x 15`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>8`6" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>6`0" x 2`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 8`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 15`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`8" x 13`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>4`9" x 8`7"</b>

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **6760JK**

Remarks

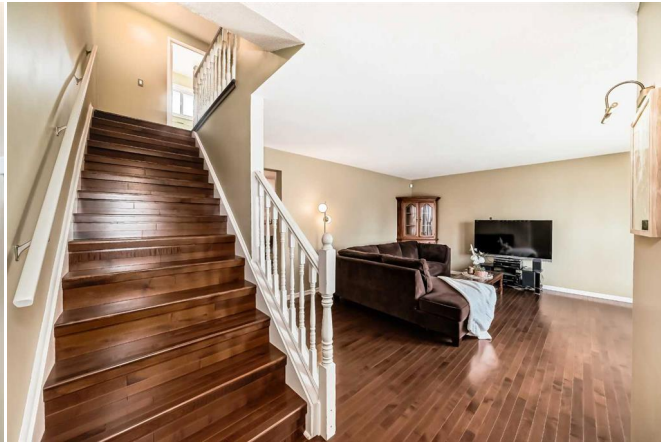
Pub Rmks: **Impeccably Maintained 3 BEDROOM Family Home - Affordable, Immaculately kept, Great Location and Move-In Ready. Bonus: Oversized double detached heated & insulated GARAGE & 200 sqft covered SUNROOM + 1540 sqft of developed living area. The perfect blend of comfort, convenience, and affordability 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!**

Inclusions: **Kitchen Buffet Hutch Cabinet in Kitchen, Shed in backyard, Window treatments.**  
 Property Listed By: **RE/MAX House of Real Estate**

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













ListSimple 5624 Pensacola Cres SE, Calgary - BASEMENT



Room	Dimensions
Mechanical/Laundry	4.0 x 12.4
Bath 2P	4.0 x 4.0
Basement 2P	3.0 x 12.0
Stairs	3.0 x 3.0

Client Link/Len: October 18, 2024 AB# 057903

ListSimple 5624 Pensacola Cres SE, Calgary - MAIN



Room	Dimensions
Deck	8.0 x 12.0
Sunroom	7.0 x 7.0
Bath 2P	4.0 x 4.0
Dining	8.0 x 8.0
Kitchen	10.0 x 11.0
Living	10.0 x 12.0
Stairs	3.0 x 3.0

Client Link/Len: October 18, 2024 AB# 057903

ListSimple 5624 Pensacola Cres SE, Calgary - UPPER 1



Room	Dimensions
Bath 3P	4.0 x 7.0
Bedroom	10.0 x 11.0
Primary Bedroom	11.0 x 12.0
Hall	3.0 x 3.0

Client Link/Len: October 18, 2024 AB# 057903