



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

21, 5425 Pensacola Crescent SE
Calgary, Alberta

MLS # A2244651



\$299,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Storage		
Inclusions:	N/A		

Outstanding opportunity for first-time buyers, families or investors! Discover this beautifully maintained corner townhome offering exceptional value in a prime location. This bright and inviting home features a thoughtfully designed main level with a functional layout that includes a spacious kitchen, dining area and comfortable living room. Upstairs, you will find two generously sized bedrooms and a full four-piece bathroom. The partially finished basement provides added flexibility and includes a dedicated laundry area. Step outside to your own private, fenced and fully landscaped yard which is a special feature ideal for relaxing, entertaining and enjoying outdoor activities. The yard is one of the largest in the complex. One assigned parking stall is included with a dedicated plug. The complex is professionally managed for peace of mind. Recent extensive exterior upgrades throughout the complex include new windows, vinyl siding, doors, shingles, gutters, fencing, concrete porches, and refreshed landscaping which offer long-term value and curb appeal. Conveniently located near schools, parks, restaurants, grocery stores, shopping centers, aquatic and leisure facilities. With easy access to public transit, downtown, Deerfoot Trail, and Stoney Trail, this is a premium location. This seller occupied home is available for quick possession. Don't miss out - schedule your private showing today!