

**39 Pensacola Close SE**  
**Calgary, Alberta**

**MLS # A2238231**



# \$499,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 3 Level Split   |               |                   |
| <b>Size:</b>     | 1,041 sq.ft.  | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Treed |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |                   |      |

**Inclusions:** N/A

**POTENTIAL FOR BASEMENT SUITE - POTENTIAL MORTGAGE HELPER!** Welcome to this 3-level split home located in the heart of Penbrooke Meadows. This spacious property offers 5 bedrooms, 2 full bathrooms, and a double detached garage. The main floor features a bright, open-concept living room and kitchen area, perfect for entertaining and family gatherings. The kitchen was fully renovated in 2022 with modern quartz countertops, a stylish island, and stainless steel appliances. That same year, the home was further upgraded with new luxury vinyl plank flooring on the main level, a high-efficiency furnace, and a new hot water tank. Few steps from the living room, you'll find 3 bedrooms and a full bathroom on the upper level, with the laundry conveniently located beside the kitchen. The lower level includes 2 additional bedrooms, a full bathroom, and a second kitchen area, offering great potential for a basement suite. Large windows in the basement bedrooms provide ample natural light. The fully fenced great size backyard offers privacy and access to the double car garage, making this home ideal for growing families. This home is perfectly situated with great access to schools, just a 3-minute drive to Penbrooke Meadows School and St. Peter Elementary School, and about 6 minutes to Forest Lawn High School. Nature lovers will enjoy a short 10-minute walk to Elliston Park, home of GlobalFest and one of Calgary's largest outdoor recreation spaces. Shopping is incredibly convenient, you're only minutes from Marlborough Mall and T&T Supermarket, and just a short drive to East Hills Shopping Centre where you'll find Costco, Walmart, Cineplex, and many more retail options. Commuting is a breeze with easy access to major roads including 52nd Street, 17th Avenue SE, Stoney Trail, and Deerfoot Trail. Whether you're a first-time buyer, a

growing family, or an investor looking for suite potential, this property offers excellent value and unbeatable location.