

**27 Pensacola Close SE**  
**Calgary, Alberta**

**MLS # A2248941**



**\$495,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

AMAZING home is move in condition....ORIGINAL HARDWOOD FLOORS, PRIDE OF OWNERSHIP, FABULOUS 3 SEASON SUNROOM....Step into this well-loved bungalow, lovingly maintained by the same owner for many years. From the moment you walk in, you're welcomed by a bright and spacious living room and dining room combination with sparkling hardwood floors &mdash; perfect for both cozy evenings and cheerful gatherings. The sunny kitchen overlooks a beautifully landscaped backyard, offering a peaceful view to enjoy while cooking or sipping your morning coffee. Three generous bedrooms complete the main floor, while a charming three-season sunroom invites you to enjoy the outdoors in comfort. A separate side entrance to the basement opens the door to endless possibilities for future development. Downstairs, you'll find a fabulous retro-style family room with a corner wood-burning fireplace &mdash; the ideal setting for relaxed evenings &mdash; plus a large undeveloped space ready for your personal touch. The backyard is beautifully landscaped...Situated on a quiet close and surrounded by well-kept homes, this property features a back lane and a single oversized detached garage. A rare opportunity to own a solid home with so much potential in a wonderful community.