



5414 Pensacola Crescent Calgary Alberta

\$469,900

No condo fees! This updated half-duplex offers flexibility and income potential with two self-contained suites -- a bright 2-bedroom main level and a 2-bedroom basement unit -- each with its own laundry. Both levels were freshly painted in 2025. The main level features beautiful LVP flooring, an upgraded kitchen with sleek quartz counters, white cabinets, stainless-steel appliances, and a newer (2023) portable dishwasher. The lower level has a separate entrance, laminate and tile flooring, plus newer stainless-steel appliances (fridge 2024, stove 2022). Major updates include water heater (2022), electrical panel (2022), windows (2022), and roof & gutter guards (2025). New sod and a single garage were added to the fenced backyard in 2022. This home is just steps to transit and a short walk to area schools, parks and an aquatic centre with numerous shopping and restaurant options at nearby international Avenue. Situated on a corner lot with additional street parking, this half-duplex is an excellent opportunity for investors or for owners seeking investment versatility. Watch the video and then book your in-person viewing! (id:6769)

Living room 12.58 Ft x 24.42 Ft

Kitchen 9.25 Ft x 12.00 Ft

Bedroom 8.83 Ft x 14.67 Ft

Bedroom 9.17 Ft x 11.25 Ft

4pc Bathroom 5.00 Ft x 7.08 Ft

Living room 13.25 Ft x 15.75 Ft

Dining room 9.92 Ft x 9.83 Ft

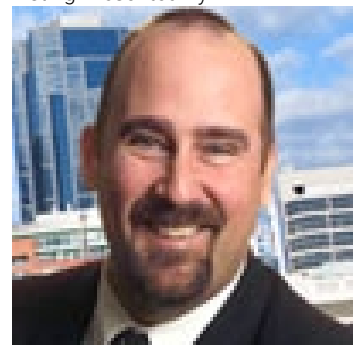
Kitchen 9.33 Ft x 9.00 Ft

Primary Bedroom 9.00 Ft x 15.33 Ft

Bedroom 9.83 Ft x 12.00 Ft

4pc Bathroom 6.33 Ft x 7.08 Ft

Listing Presented By:



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