



THE
A-TEAM

**RE/MAX
FIRST**

628 55 Street, Calgary T2A 3R6

MLS®#: **A2177879** Area: **Penbrooke Meadows** Listing Date: **11/06/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **972**
 Low Sqft:
 Ttl Sqft: **972**

DOM

45
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Playground**

Construction: **See Remarks,Vinyl Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,European Washer/Dryer Combination,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`0" x 8`11"	Den	Main	13`10" x 9`1"
Bedroom - Primary	Main	12`0" x 10`0"	4pc Bathroom	Main	8`5" x 7`4"
Foyer	Main	6`7" x 4`1"	Kitchen	Main	14`2" x 9`4"
Living/Dining Room Combination	Main	15`2" x 11`11"	Pantry	Main	3`2" x 1`11"
Bedroom	Basement	10`9" x 8`0"	Bedroom	Basement	11`3" x 9`7"
Kitchen	Basement	13`5" x 12`0"	Living/Dining Room Combination	Basement	13`5" x 12`11"

4pc Bathroom
Furnace/Utility Room

Basement
Basement

7`10" x 5`0"
13`3" x 8`0"

Storage

Basement

8`7" x 3`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

41LK

Remarks

Pub Rmks:

Welcome to this spacious and well-maintained bi-level home, with a total living area of over 1800 square feet, perfect for a growing family or as an investment opportunity! The main floor boasts two comfortable bedrooms and a den (which can be used as bedroom by making the window egress) , a generously sized kitchen complete with all appliances, and a bright and airy living room that flows seamlessly into a dedicated dining area - ideal for family gatherings and entertaining. The basement offers additional flexibility with two more bedrooms, a washroom, a cozy living area, and a second kitchen. Please note, the basement suite is non-conforming. This house is completely renovated with brand new appliances on main floor and used appliances in basement suite (Illegal). This home also features a huge double garage, with garage heater, providing ample space for vehicles, storage, or a workshop setup. Situated in a convenient location, it's within close proximity to playgrounds, schools, and shopping areas, making it a practical choice for families. Don't miss the opportunity to make this versatile home your own!

Inclusions:
Property Listed By:

none
Royal LePage METRO

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













