



THE
A-TEAM

**RE/MAX
FIRST**

632 55 Street, Calgary T2A 3R6

MLS®#: **A2177927**

Area: **Penbrooke Meadows**

Listing Date: **11/07/24**

List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**
Park Feat: **Off Street,Parking Pad**

DOM

13
Layout
Beds: **7 (4 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Other,Vinyl Siding**
Flooring: **Laminate,Other,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	9`6" x 2`10"	4pc Bathroom	Main	13`1" x 4`7"
Bedroom	Main	11`3" x 20`10"	Bedroom	Main	13`3" x 8`2"
Bedroom	Main	9`10" x 10`5"	Dining Room	Main	13`10" x 8`4"
Kitchen	Main	13`10" x 9`1"	Living Room	Main	13`4" x 17`7"
Bedroom - Primary	Main	13`4" x 11`8"	Living Room	Basement	12`5" x 16`11"
4pc Bathroom	Basement	9`3" x 7`10"	Bedroom	Basement	13`2" x 10`6"
Bedroom	Basement	12`2" x 9`10"	Bedroom	Basement	12`10" x 12`11"

Kitchen	Basement	12`3" x 12`3"	Furnace/Utility Room	Basement	13`1" x 9`7"
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R-CG	Remarks			
Legal Desc:	41LK				

Pub Rmks: **Perfect opportunity for investors, large families, or multi-generational living! Whether you're a first-time homebuyer or an investor eager to grow your portfolio, this spacious gem has it all! The main floor features an open-concept design, creating a bright, welcoming space that's perfect for family living and entertaining. With 3 bedrooms and 2 full bathrooms, you'll enjoy an abundance of natural light and room to relax. The fully finished basement includes a 3-bedroom illegal suite with a separate entrance, previously rented for \$1,800 per month, offering an excellent opportunity. Additionally, the converted garage—set up as a cozy private room with its own entrance and easily used as a 4th bedroom—was rented for \$800 per month, adding even more value to this property. With the added bonus of a convenient back lane providing extra parking and the exciting potential to build a brand-new detached garage, offering even more value and flexibility for homeowners or investors. The R-CG zoning further opens the door to future development, whether you want to build more or just enjoy extra rental income—the possibilities are endless! Flooring has been renovated upstairs and in the basement to nice new laminate and tile flooring. Several schools within a few blocks. Penbrooke Plaza down the street has a variety of essentials, and there are larger shopping centers a short drive in any direction. Set between 17th Avenue and Memorial Drive, and with Stoney Trail and Deerfoot nearby, this community is well-connected to the rest of Calgary. Don't miss out on this fantastic starter home or investment opportunity—schedule your showing today!**

Inclusions:
Property Listed By: **none
Real Broker**

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







