



304 60 Street SE
Calgary, Alberta

MLS # A2259731



\$475,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Off Street, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: Shed in back yard, Fridge & store in basement suite

This Penbrooke Meadows home is a great opportunity for investors AND families! This wonderful house has tons of potential, and at a very appealing price ! It just needs your personal touches and some modern upgrades to make it shine! Over 1200 sq feet on the main floor and 2300+ feet developed throughout on two levels. On the main floor are 2 good sized bedrooms plus a large Primary bedroom, complete with a 2 piece ensuite bathroom. A spacious living room, large kitchen with eating area, a dining area, and a full 4 piece bathroom make this home perfect for renters, or a small family. Downstairs is a spacious 1 bed, 1 bath, Illegal suite with a den, full kitchen, and a separate entrance out back. The separate laundry area means both upstairs and downstairs have access without any interruption. Sitting on a 62x100 lot, there is a long driveway, able to accommodate up to 3 vehicles, and/or parking for a recreational vehicle. The back yard sits next to a wide, paved alley, and gets the sun all day. It is perfect for outdoor recreation or entertaining, and even has your own apple tree, and a shed for outdoor storage. Out front is a good-sized WEST facing porch, perfect for those warm afternoons and evenings. Situated on a quiet street in Penbrooke Meadows, this home is walking distance to multiple schools, parks, shopping, transit, greenspace, and playgrounds. Plus, it is only a 15 minute drive to downtown ! Call your favorite Realtor® and come see this one today !