



GRASSROOTS
REALTY GROUP

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**622 58 Street SE
Calgary, Alberta**

MLS # A2274593



\$389,888

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,175 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: refrigerator, washer, dryer-basement

MAJOR PRICE REDUCTIONA wonderful opportunity to own a well-maintained semi-detached home in Penbrooke area! This inviting two-storey property offers a comfortable layout and excellent potential for both living and future rental appeal. The main floor features a sun-filled living room that creates a warm, welcoming atmosphere, along with a generously sized kitchen that provides plenty of room for cooking, dining, and gathering. Upstairs. you'll find three spacious bedrooms., each offering great natural light and practical living space for families or long-term occupants. The finished lower level, accessible through a convenient side entrance has a small kitchen area(no stove), separate laundry room and provides additional living space suited for a recreational area, home office, guest room. The exterior features truly elevate the home, including a large professionally built covered deck designed for year-round enjoyment and a fully fenced backyard offering privacy and room to relax or play. A covered parking pad adds everyday convenience. Situated close to schools, parks, shopping, and transit, this property presents and excellent opportunity for both homeowners and investors seeking a solid, comfortable home in a desirable location.-virtual tour available-Best deal in Penbrooke-