



**GRASSROOTS**  
REALTY GROUP

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**631 58 Street SE**  
**Calgary, Alberta**

**MLS # A2278088**



**\$565,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Penbrooke Meadows |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 970 sq.ft.        | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 5                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre         |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot   |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan  |                   |      |

**Inclusions:** N/A

BRAND NEW ROOF! BASEMENT FULLY FINISHED WITH SEPARATE ENTRANCE! GREAT VALUE | 5 BEDS 2 FULL BATH | ILLEGAL SUITE | NEWER WINDOWS | NEW FLOORING, BASEBOARD | NEW BATHROOM | NEW APPLIANCES | NICELY LANDSCAPED | Welcome to 631 58 Street SE, a cozy single-family home nestled in the heart of Calgary's vibrant Penbrooke Meadows community. This house offer 5 bedrooms, 2 full bathroom and has gone under full renovations over the years. The main floor boasts an open concept kitchen with stainless steels, quartz counter top, modern kitchen island with ample cabinetry. Living room with large windows brings of nature light into the home. Vinyl floors throughout the house. Basement has been finished with 2 bedroom, 1 bathroom, separate kitchen and a rec room and has a separate entry. Enjoy the private low maintenance backyard ideal for summer BBQ or outdoor activities. Nearby parks, public transit, and shopping centers make daily life convenient and connected. Whether you're a first-time buyer or a seasoned investor, this address holds the promise of value and versatility in one of Calgary's most accessible southeast neighborhoods.