



**622 58 Street SE
Calgary, Alberta**

MLS # A2294129



\$388,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,176 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

Heating:	Boiler, Combination, Fan Coil, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	2 laundry system, disability equipment		

*** For more information, please click the "More Information" button. *** A wonderful opportunity to own a well-maintained, semi-detached home in Penbrooke area! This inviting two-storey property offers a comfortable layout and an 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, 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 an excellent opportunity for both homeowners and investors seeking a solid, comfortable home in a desirable location.