



628 55 Street SE
Calgary, Alberta

MLS # A2177879



\$595,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: none

Welcome to this spacious and well-maintained bi-level home, with a total living area of over 1800 square feet, perfect for a growing family or as an investment opportunity! The main floor boasts two comfortable bedrooms and a den (which can be used as bedroom by making the window egress), a generously sized kitchen complete with all appliances, and a bright and airy living room that flows seamlessly into a dedicated dining area — ideal for family gatherings and entertaining. The basement offers additional flexibility with two more bedrooms, a washroom, a cozy living area, and a second kitchen. Please note, the basement suite is non-conforming. This house is completely renovated with brand new appliances on main floor and used appliances in basement suite (Illegal). This home also features a huge double garage, with garage heater, providing ample space for vehicles, storage, or a workshop setup. Situated in a convenient location, it's within close proximity to playgrounds, schools, and shopping areas, making it a practical choice for families. Don't miss the opportunity to make this versatile home your own!