

622 58 Street SE  
Calgary, Alberta

MLS # A2274593



## \$389,888

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

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

**Inclusions:** refrigerator, washer, dryer-basement

\*\*\*MAJOR PRICE REDUCTION\*\*\*A 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-