

# \$469,000 - 622 58 Street Se, Calgary

MLS® #A2216851

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.08 Acres

Penbrooke Meadows, Calgary, Alberta

Great Location! This well -maintained SEMI-DETACHED DUPLEX offers a versatile living space , perfect for families, investors, or anyone looking for a home with rental potential. The main level features bright spacious living room, well - appointed kitchen and the laundry. The upper level includes three bedrooms and a four-piece main bathroom. SEPARATE ENTRANCE to the basement suite (illegal) is a fantastic bonus offering extra living area with kitchen, 3pc bath and another laundry set providing privacy and convenience for tenants or guests. Enjoy the huge fenced backyard that offers fire pit and wrap around deck and take advantage of proximity to local amenities, schools, parks, and transit routes. Don't miss out on this incredible opportunity to own or invest in a property with both primary and income -generating living spaces. Call to view today!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216851  |
| Price          | \$469,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,147     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 1976                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 622 58 Street Se  |
| Subdivision | Penbrooke Meadows |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A5L3            |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                   |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

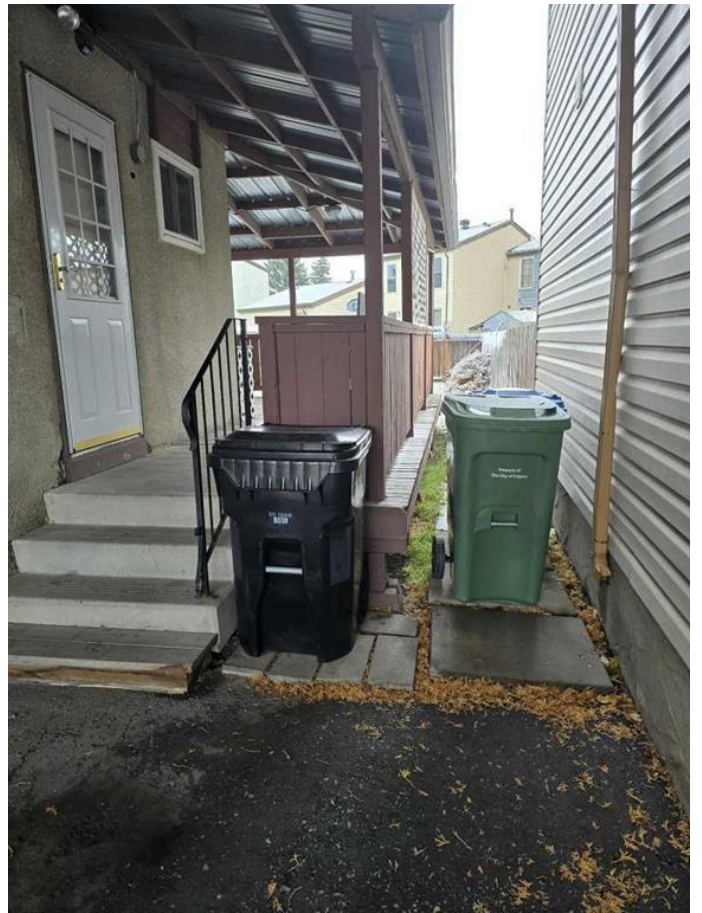
### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 118           |
| Zoning         | M-C1          |

### Listing Details



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