



632 55 Street Calgary Alberta

\$540,000

Perfect opportunity for investors, large families, or multi-generational living! Whether you're a first-time homebuyer or an investor eager to grow your portfolio, this spacious gem has it all! The main floor features an open-concept design, creating a bright, welcoming space that's perfect for family living and entertaining. With 3 bedrooms and 2 full bathrooms, you'll enjoy an abundance of natural light and room to relax. The fully finished basement includes a 3-bedroom illegal suite with a separate entrance, previously rented for \$1,800 per month, offering an excellent opportunity. Additionally, the converted garage--set up as a cozy private room with its own entrance and easily used as a 4th bedroom--was rented for \$800 per month, adding even more value to this property. With the added bonus of a convenient back lane providing extra parking and the exciting potential to build a brand-new detached garage, offering even more value and flexibility for homeowners or investors. The R-CG zoning further opens the door to future development, whether you want to build more or just enjoy extra rental income--the possibilities are endless! Flooring has been renovated upstairs and in the basement to nice new laminate and tile flooring. Several schools within a few blocks. Penbrooke Plaza down the street has a variety of essentials, and there are larger shopping centers a short drive in any direction. Set between 17th Avenue and Memorial Drive, and with Stoney Trail and Deerfoot nearby, this community is well-connected to the rest of Calgary. Don't miss out on this fantastic starter home or investment opportunity--schedule your showing today! (id:6769)

Living room 12.42 Ft x 16.92 Ft
4pc Bathroom 9.25 Ft x 7.83 Ft
Bedroom 13.17 Ft x 10.50 Ft
Bedroom 12.17 Ft x 9.83 Ft
Bedroom 12.83 Ft x 12.92 Ft
Kitchen 12.25 Ft x 12.25 Ft
Furnace 13.08 Ft x 9.58 Ft
3pc Bathroom 9.50 Ft x 2.83 Ft

4pc Bathroom 13.08 Ft x 4.58 Ft
Bedroom 11.25 Ft x 20.83 Ft
Bedroom 13.25 Ft x 8.17 Ft
Bedroom 9.83 Ft x 10.42 Ft
Dining room 13.83 Ft x 8.33 Ft
Kitchen 13.83 Ft x 9.08 Ft
Living room 13.33 Ft x 17.58 Ft
Primary Bedroom 13.33 Ft x 11.67 Ft

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