

632 55 Street Calgary Alberta

\$560,000

Whether you're a first-time homebuyer or an investor looking to expand your portfolio, this spacious gem is for you! The main floor is bright, open-concept, and perfect for family living, featuring 3 bedrooms and 2 full bathrooms—a welcoming space with plenty of natural light and room to entertain. The fully finished 3-bedroom illegal suite with a separate entrance is currently rented for \$1,800 per month (tenants vacating November 30, 2024). As an added bonus, the converted garage—already set up as a cozy private room with its own entrance—is rented for \$800 per month (tenant also vacating November 30, 2024). 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)

Furnace 13.08 Ft x 9.58 Ft

Kitchen 12.25 Ft x 12.25 Ft

Bedroom 12.83 Ft x 12.92 Ft

Bedroom 12.17 Ft x 9.83 Ft

Bedroom 13.17 Ft x 10.50 Ft

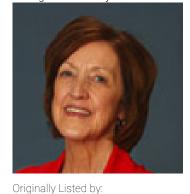
4pc Bathroom 9.25 Ft x 7.83 Ft

Living room 12.42 Ft x 16.92 Ft

Bedroom 13.25 Ft x 8.17 Ft

Bedroom 9.83 Ft \times 10.42 Ft Dining room 13.83 Ft \times 8.33 Ft Kitchen 13.83 Ft \times 9.08 Ft Living room 13.33 Ft \times 17.58 Ft Primary Bedroom 13.33 Ft \times 11.67 Ft 3pc Bathroom 9.50 Ft \times 2.83 Ft 4pc Bathroom 13.08 Ft \times 4.58 Ft

Listing Presented By:



Real Broker

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