



## 628 55 Street Calgary Alberta

\$605,000

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 three comfortable bedrooms, 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! (id:6769)

Bedroom 10.75 Ft x 8.00 Ft

Bedroom 11.25 Ft x 9.58 Ft

Kitchen 13.42 Ft x 12.00 Ft

Living room/Dining room 13.42 Ft x 12.92 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Storage 8.58 Ft x 3.75 Ft

Furnace 13.25 Ft x 8.00 Ft

Bedroom 12.00 Ft x 8.92 Ft

Bedroom 13.83 Ft x 9.08 Ft

Primary Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom 8.42 Ft x 7.33 Ft

Foyer 6.58 Ft x 4.08 Ft

Kitchen 14.17 Ft x 9.33 Ft

Living room/Dining room 15.17 Ft x 11.92 Ft

Pantry 3.17 Ft x 1.92 Ft

Listing Presented By:



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