



## 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 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  
3pc Bathroom 9.50 Ft x 2.83 Ft  
4pc Bathroom 13.08 Ft x 4.58 Ft

Listing Presented By:



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