



## 6707 3 Avenue Calgary Alberta

\$539,900

IMAGINE waking up each morning to a peaceful PARK VIEW in the heart of Penbrooke Meadows, SE Calgary. Tucked away on a QUIET street and CORNER LOT, this UPDATED FIVE-BEDROOM bungalow is more than just a house - it's a lifestyle. Whether you're searching for the PERFECT FAMILY HOME or a SMART REVENUE opportunity, this property checks all the boxes. Step inside to find a bright, open main floor designed for both comfort and connection. Sunlight streams through large NORTH and SOUTH-facing windows, filling the living room with warmth and energy. The renovated kitchen is a true showpiece with crisp white cabinetry, PREMIUM QUARTZ countertops, a striking tile backsplash, and stainless steel appliances. It's the PERFECT SETTING for weeknight family dinners or weekend entertaining. THREE generously sized bedrooms, including a SPACIOUS primary retreat, provide room for everyone to unwind. The main bathroom has been BEAUTIFULLY redesigned with quartz counters, custom vanity, and designer finishes that bring a touch of luxury to your daily routine. Stylish LUXURY VINYL flooring ties the space together with a modern, low-maintenance finish. The fully developed lower level expands your options with an illegal suite that's both inviting and functional. With a massive recreation room, two large bedrooms, a renovated kitchen, and its own renovated bathroom complete with a beautiful standing glass shower, it's ideal for extended family, guests, or potential RENTAL INCOME. Separate laundry rough-ins add convenience and flexibility for multi-generational living or dual use. Outside, the backyard offers space to RELAX, garden, or plan for a future detached garage. A storage shed keeps everything organized, while the wide lot gives you plenty of room to grow. The location is the CHERRY ON TOP - corner lot close to the PARK, within walking distance to schools, shopping, and transit, an...

3pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 10.42 Ft x 9.42 Ft

Bedroom 9.08 Ft x 15.50 Ft

Kitchen 7.17 Ft x 7.42 Ft

Recreational, Games room 14.25 Ft x 26.00 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 11.50 Ft x 8.33 Ft

Bedroom 11.50 Ft x 7.92 Ft

Kitchen 10.00 Ft x 16.17 Ft

Living room 13.00 Ft x 17.83 Ft

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Listing Presented By:



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MaxWell Capital Realty

<https://jerrythai.com/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Furnace 12.42 Ft x 8.67 Ft

Primary Bedroom 10.00 Ft x 12.00 Ft