# \$519,900 - 6603 Penbrooke Drive Se, Calgary

MLS® #A2209457

# \$519,900

2 Bedroom, 3.00 Bathroom, 1,196 sqft Residential on 0.13 Acres

Penbrooke Meadows, Calgary, Alberta

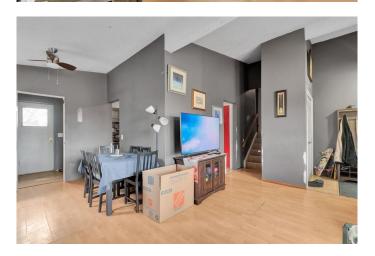
Welcome to this beautifully structured home, perfectly nestled on a rare and generously sized 50' x 110' lot. Surrounded by mature trees, lush shrubs, and tall privacy hedges, this property offers a peaceful, private oasis with incredible potential for future development â€" ideal for builders, investors, or a handy homeowner looking to add value. The main floor features a bright, spacious living room that flows effortlessly into a formal dining area â€" both finished with durable laminate wood flooring. The kitchen is a generous size, accented with charming tile work and plenty of room to create your dream culinary space.

Upstairs, you'II find two comfortable bedrooms and two full bathrooms, including a private ensuite off the primary bedroom. The fully developed basement provides even more living space, boasting a large family room with a cozy wood-burning fireplace, a 2-piece bathroom, and a versatile third-level area that can easily be converted into a spacious third or fourth bedroom, home office, or recreation room. The lower level also offers excellent potential for a secondary legal suite (subject to city approval), making it a smart option for generating rental income. Step outside into a landscaped backyard â€" perfect for entertaining, relaxing, or enjoying evenings around a fire. A gas line is already installed and ready for a fire pit. The property also includes a single detached garage and an

extra-wide concrete pad, ideal for RV or







additional vehicle parking.

Located in a desirable, family-friendly neighborhood, close proximity to downtown Calgary, this home is within walking distance to two elementary schools and conveniently close to major transit routes with two bus lines nearby.

Whether you're looking to move in and enjoy, renovate and expand, or invest and develop â€" this property is full of opportunity. Don't miss out on this one-of-a-kind home with space, privacy, and incredible future potential!

#### Built in 1974

## **Essential Information**

MLS® # A2209457

Price \$519,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,196

Acres 0.13

Year Built 1974

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

# **Community Information**

Address 6603 Penbrooke Drive Se

Subdivision Penbrooke Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2A 4S9

# **Amenities**

Parking Spaces '

Parking On Street, Single Garage Detached

# of Garages 1

## Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Fruit Trees/Shrub(s), Garden, Level, Rectangular Lot

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 22

Zoning R-CG

# **Listing Details**

Listing Office 2% Realty

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