

# \$469,000 - 622 58 Street Se, Calgary

MLS® #A2216851

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.08 Acres

Penbrooke Meadows, Calgary, Alberta

Great Location! This well -maintained SEMI-DETACHED DUPLEX offers a versatile living space , perfect for families, investors, or anyone looking for a home with rental potential. The main level features bright spacious living room, well - appointed kitchen and the laundry. The upper level includes three bedrooms and a four-piece main bathroom. SEPARATE ENTRANCE to the basement suite (illegal) is a fantastic bonus offering extra living area with kitchen, 3pc bath and another laundry set providing privacy and convenience for tenants or guests. Enjoy the huge fenced backyard that offers fire pit and wrap around deck and take advantage of proximity to local amenities, schools, parks, and transit routes. Don't miss out on this incredible opportunity to own or invest in a property with both primary and income -generating living spaces. Call to view today!

Built in 1976

## Essential Information

MLS® #	A2216851
Price	\$469,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,147
Acres	0.08



Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	622 58 Street Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5L3

### Amenities

Parking Spaces	2
Parking	Carport

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

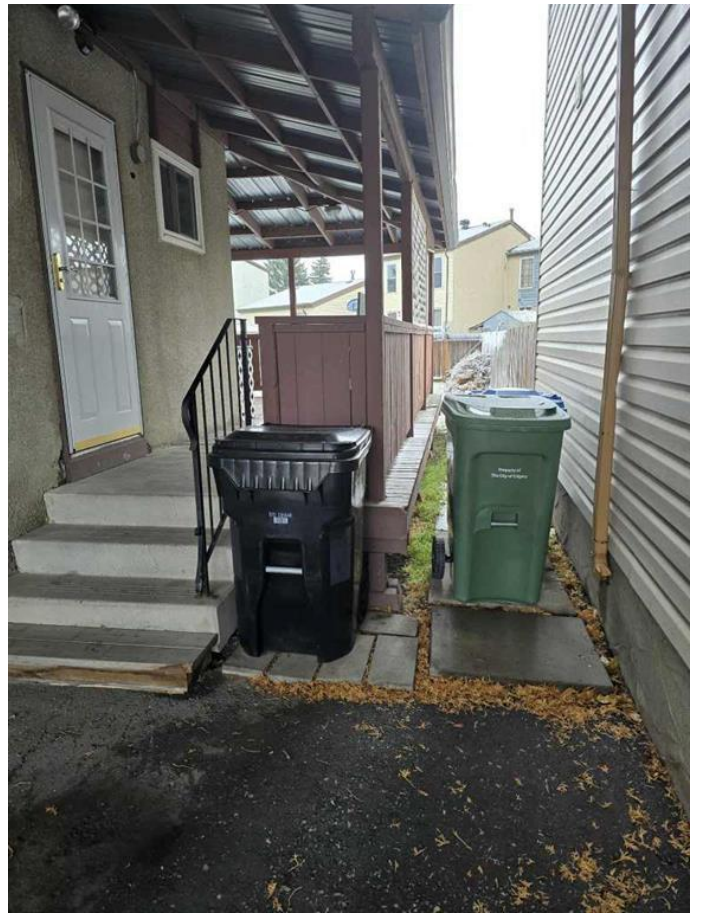
### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	118
Zoning	M-C1

### Listing Details



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