

**622 58 Street SE**  
**Calgary, Alberta**

**MLS # A2216851**



**\$485,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

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!