

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

MLS® #A2209457

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,196 sqft

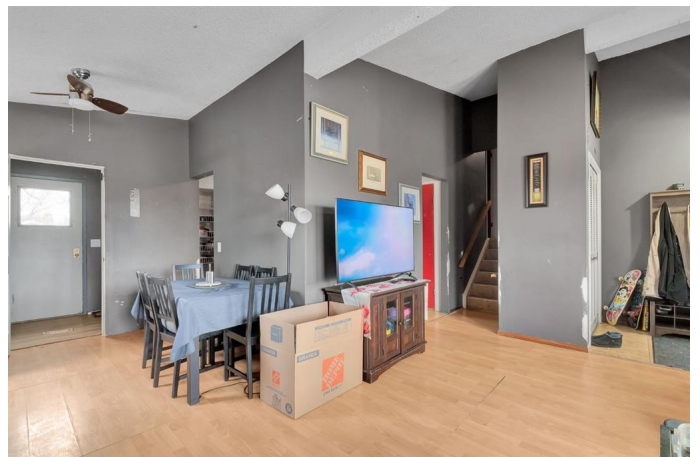
Residential on 0.13 Acres

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 – 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 – 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'll 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 – 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 – 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 | 1                                 |
| 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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