

6603 Penbrooke Drive SE
Calgary, Alberta**MLS # A2209457****\$539,900**

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,196 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed

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!