

\$518,888 - 632 55 Street Se, Calgary

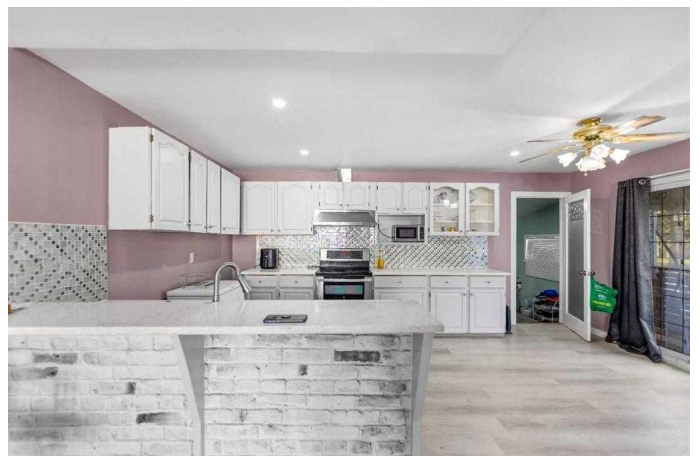
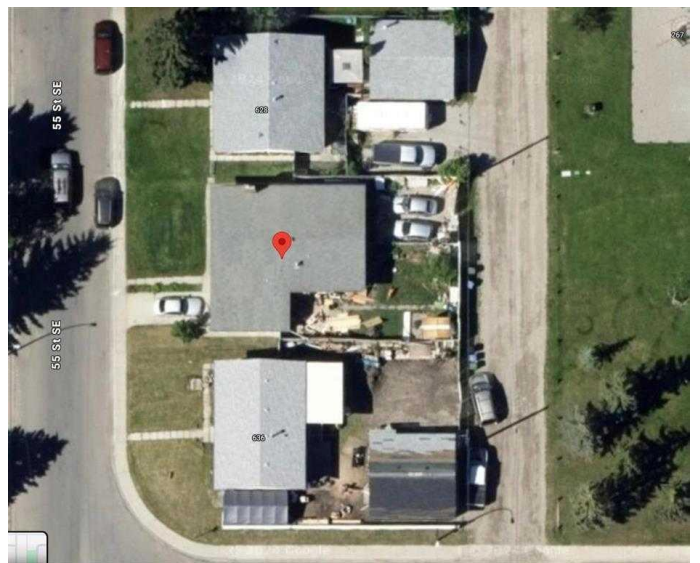
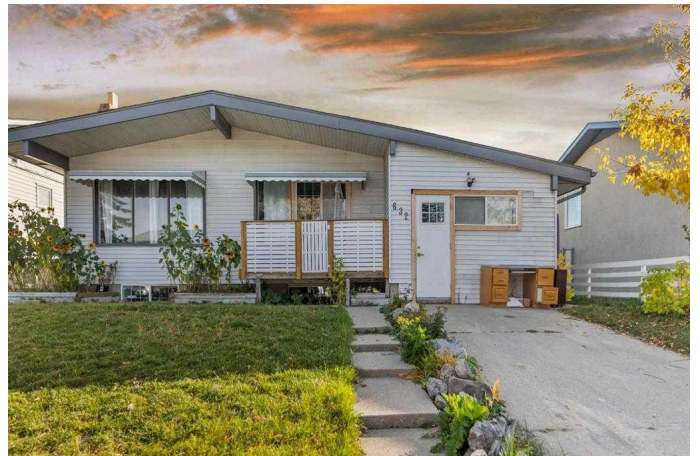
MLS® #A2242804

\$518,888

7 Bedroom, 3.00 Bathroom, 1,422 sqft
Residential on 0.12 Acres

Penbrooke Meadows, Calgary, Alberta

Investor Special â€” 3 Rental Streams, Greenspace, and R-CG Zoning! Rare opportunity to own a 1,422 sqft bungalowâ€”the lowest-priced home of this size in Calgaryâ€”backing onto a greenspace in the high-demand community of Penbrooke Meadows. This property delivers immediate and proven cash flow with 3 potential rental streams: a 3-bedroom main floor, a 3-bedroom illegal basement suite with separate entrance (previously rented for \$1,800/month), and a converted garage with private entry (previously rented for \$800/month). Thatâ€™s up to 3 tenants and 3 rentsâ€”a true cash cow for investors. Need garage space? Easily convert the 7th bedroom back to a Single Attached Garage, or take advantage of the back alley access and build a Brand-New Double Detached Garage to increase future resale value. Already upgraded with City-approved copper wiring and electrical meter, LED lighting, newer windows, ceramic & luxury vinyl flooring, and a 4â€”5-year-old roof, this property is solid and low-maintenance. Even better, it sits on an R-CG zoned lot, opening the door to future redevelopment, legal suites, or increased densityâ€”ideal for long-term portfolio growth. Located close to schools, shopping, parks, and major commuter routes (17th Ave, Memorial, Stoney, and Deerfoot), it's perfectly positioned to attract reliable tenants year-round. Live in one unit and rent the rest, renovate and flip, or hold for steady appreciation and monthly incomeâ€”this is an



investorâ€™s dream with built-in upside.

Built in 1972

Essential Information

MLS® #	A2242804
Price	\$518,888
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,422
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	632 55 Street Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3R6

Amenities

Parking Spaces	2
Parking	See Remarks, Off Street, Parking Pad

Interior

Interior Features	Pantry, Storage, Ceiling Fan(s), Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Has Basement	Yes
Basement	Full, Exterior Entry, Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	87
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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