

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

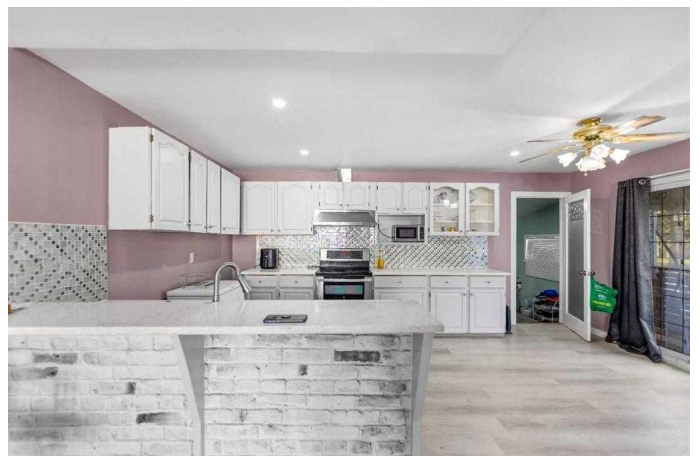
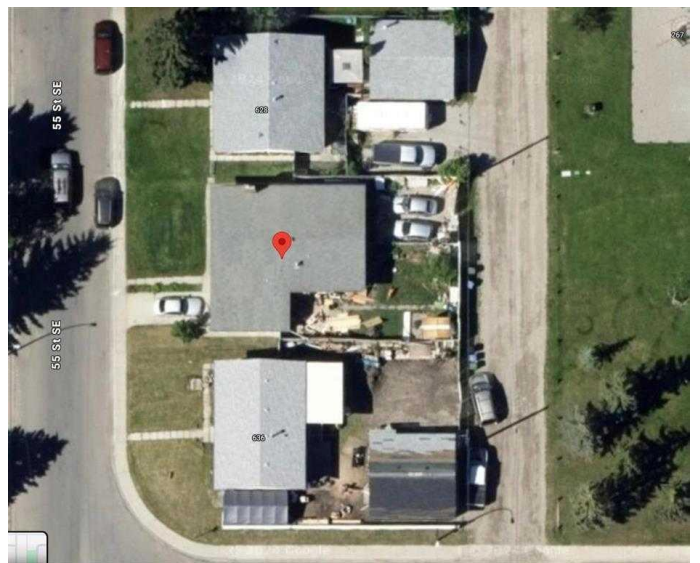
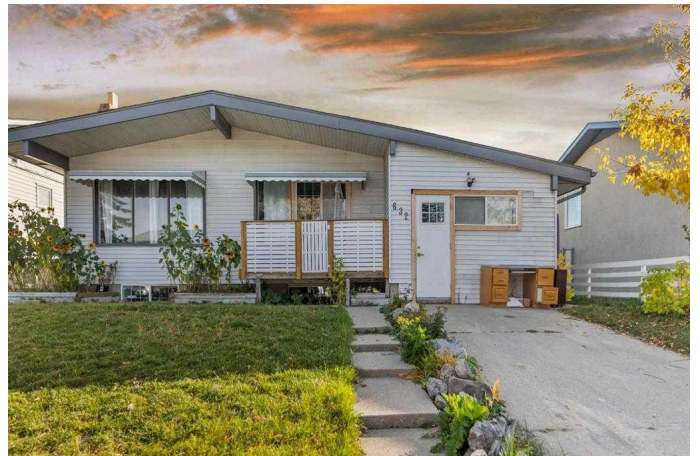
MLS® #A2242804

\$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	Off Street, Parking Pad, See Remarks

Interior

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

Has Basement	Yes
Basement	Finished, Full, Exterior Entry, 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	Other, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	89
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.