



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

724 55 Street SE
Calgary, Alberta

MLS # A2349921

\$509,900

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, ST		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this EXTENSIVELY RENOVATED BUNGALOW WITH A LEGAL BASEMENT SUITE in the established community of Penbrooke Meadows! Thoughtfully updated throughout, this move-in-ready home offers a bright, modern interior featuring BRAND-NEW WINDOWS THROUGHOUT, fresh paint, and new luxury vinyl plank flooring throughout both the main level and basement. The open-concept main floor provides a bright and functional living space filled with natural light. The updated kitchen features contemporary soft-close cabinetry, while the main level is completed by a large primary bedroom, a second generously sized bedroom, and a fully updated 4-piece bathroom with a tub/shower combination and convenient washer/dryer rough-ins. Downstairs, the LEGAL BASEMENT SUITE continues the modern finishes and offers two additional bedrooms, luxury vinyl plank flooring, soft-close cabinetry, a fully updated 4-piece bathroom, and its own washer/dryer rough-ins, providing excellent flexibility for extended family or rental potential. Major updates include a FURNACE (2025) and HOT WATER TANK (2026), providing added peace of mind for the next owner. Outside, the stucco exterior complements a PRIVATE FENCED YARD with a concrete patio and convenient back lane access. Located in an established, family-friendly community, this is a FANTASTIC OPPORTUNITY to own a beautifully updated home with the added value and versatility of a LEGAL BASEMENT SUITE. Some listing photos have been virtually staged with furniture and décor for visualization purposes. Corresponding unstaged photos are included.