

# \$539,900 - 6603 Penbrooke Drive Se, Calgary

MLS® #A2209457

**\$539,900**

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	\$539,900
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	9
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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