

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

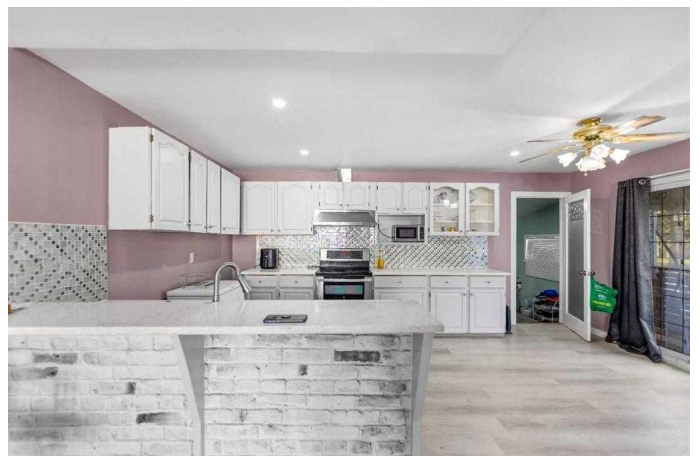
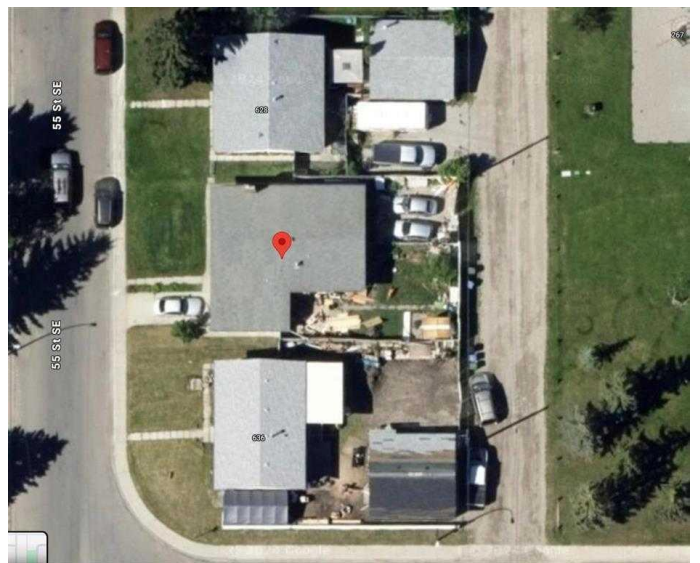
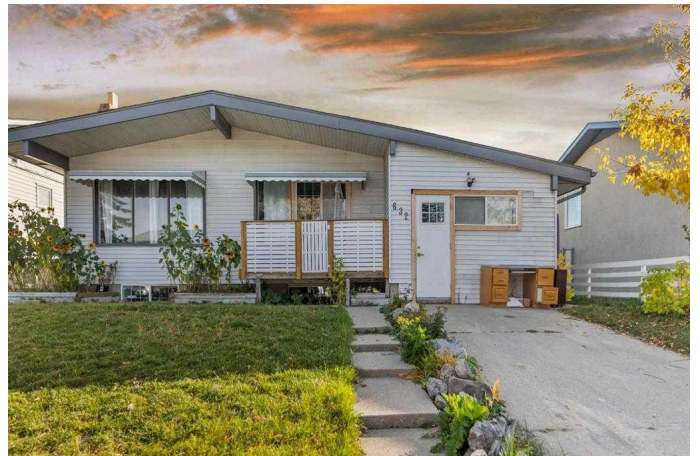
MLS® #A2242804

**\$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 | 88              |
| Zoning         | R-CG            |

## Listing Details

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

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