

# **\$475,000 - 304 60 Street Se, Calgary**

MLS® #A2259731

## **\$475,000**

4 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.14 Acres

Penbrooke Meadows, Calgary, Alberta

This Penbrooke Meadows home is a great opportunity for investors AND families! This wonderful house has tons of potential, and at a very appealing price ! It just needs your personal touches and some modern upgrades to make it shine! Over 1200 sq feet on the main floor and 2300+ feet developed throughout on two levels. On the main floor are 2 good sized bedrooms plus a large Primary bedroom, complete with a 2 piece ensuite bathroom. A spacious living room, large kitchen with eating area, a dining area, and a full 4 piece bathroom make this home perfect for renters, or a small family.

Downstairs is a spacious 1 bed, 1 bath, Illegal suite with a den, full kitchen, and a separate entrance out back. The separate laundry area means both upstairs and downstairs have access without any interruption. Sitting on a 62x100 lot, there is a long driveway, able to accommodate up to 3 vehicles, and/or parking for a recreational vehicle. The back yard sits next to a wide, paved alley, and gets the sun all day. It is perfect for outdoor recreation or entertaining, and even has your own apple tree, and a shed for outdoor storage. Out front is a good-sized WEST facing porch, perfect for those warm afternoons and evenings. Situated on a quiet street in Penbrooke Meadows, this home is walking distance to multiple schools, parks, shopping, transit, greenspace, and playgrounds. Plus, it is only a 15 minute drive to downtown ! Call your favorite Realtor® and come see this one today !



Built in 1973

## Essential Information

MLS® #	A2259731
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	304 60 Street Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4K2

## Amenities

Parking Spaces	4
Parking	Asphalt, Driveway, Front Drive, Off Street, Oversized

## Interior

Interior Features	Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 25th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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