

# \$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 | Vinyl Windows                             |
| Appliances        | Dryer, Electric Stove, Range Hood, Washer |
| Heating           | Forced Air                                |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Finished, Full, Suite                     |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| 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 |
| Days on Market | 15                   |
| Zoning         | R-CG                 |

### **Listing Details**

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

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