

\$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
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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
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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