

\$439,900 - 5609 8 Avenue Se, Calgary

MLS® #A2109838

\$439,900

4 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.08 Acres

Penbrooke Meadows, Calgary, Alberta

Calling all first time buyers and investors!
LEGAL BASEMENT SUITE - Live up/rent down. The legal basement suite features 2 good size Bedrooms, Washroom, kitchen and separate Laundry. Great Mortgage helper!
OPEN CONCEPT living on the main floor with a great kitchen. The balcony off the living room is the perfect place to enjoy your morning coffee. Main floor features 2 good size bedrooms with a 4 piece bath that is designed with modern finishes. Laundry is conveniently located in each unit. The massive backyard is perfect for get togethers with friends and family or build your dream garage and RV pad. Call your favorite Realtor today! Lower tenants are paying \$1600 + 40% utilities but are moving out the end of March 2024. Upper tenant pays \$1600 + 60% utilities with a lease in place until Oct 31, 2024.

Built in 1971

Essential Information

MLS® #	A2109838
Price	\$439,900
Sold Price	\$449,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.08



Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5609 8 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0B2

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Level
Roof	Asphalt/Gravel
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 9th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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