

# \$449,900 - 6054 8 Avenue Se, Calgary

MLS® #A2205187

**\$449,900**

5 Bedroom, 2.00 Bathroom, 979 sqft

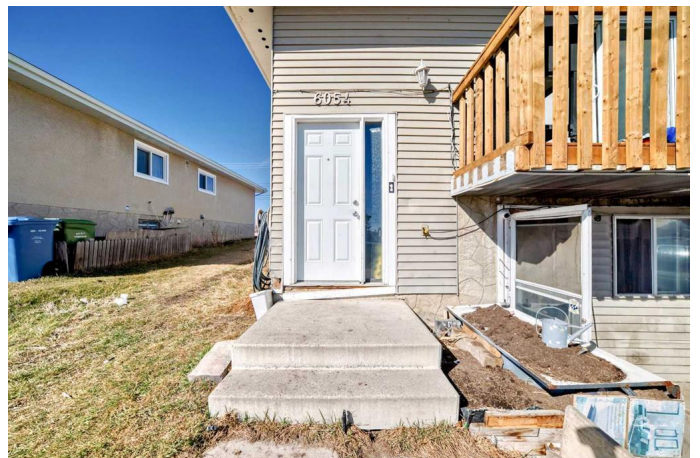
Residential on 0.09 Acres

Penbrooke Meadows, Calgary, Alberta

Ideal for both investors and first-time buyers, this well-located semi-detached home offers easy access to a variety of amenities, including Marlborough Mall, the C-Train, Sobeys, schools, parks, and East Village. Commuters will appreciate the convenient proximity to Highway 1, Stoney Trail, and just a 10-minute drive to Deerfoot Trail.

The upper level of the home underwent renovations in 2022, featuring a brand-new kitchen with modern cabinetry, quartz countertops, and newer black appliances. The flooring has been updated to stylish vinyl plank, and the entire level has been freshly painted. This upper level includes a bright and spacious living room with sliding patio doors leading to a south-facing deck, a dining area with built-in shelving for extra storage, three well-sized bedrooms (one currently used for storage), and a fully updated four-piece bathroom with new cabinetry and tile. A washer and dryer are conveniently located down the stairs in the landing to the bottom level to have shared laundry with the lower illegal suite. Additionally, the upstairs windows have been replaced.

The lower level features an illegal suite with a separate entrance, offering excellent rental potential. This space includes a generously sized living and dining area, currently utilized as an office, a kitchen with heating plate. the fridge is very large and is located outside the



kitchen area. Two bedrooms, and a four piece bathroom are also part of the lower level. The illegal suite also has its own door to the shared washer and dryer for added convenience.

The property boasts a spacious backyard with ample parking space. Please note that the home is currently tenant-occupied, and all showings require a minimum of 24 hours' notice.

Built in 1972

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205187               |
| Price          | \$449,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 979                    |
| Acres          | 0.09                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6054 8 Avenue Se  |
| Subdivision | Penbrooke Meadows |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3V6           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, No Neighbours Behind  |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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