

# \$500,000 - 632 55 Street Se, Calgary

MLS® #A2242804

**\$500,000**

7 Bedroom, 3.00 Bathroom, 1,188 sqft  
Residential on 0.12 Acres

Penbrooke Meadows, Calgary, Alberta

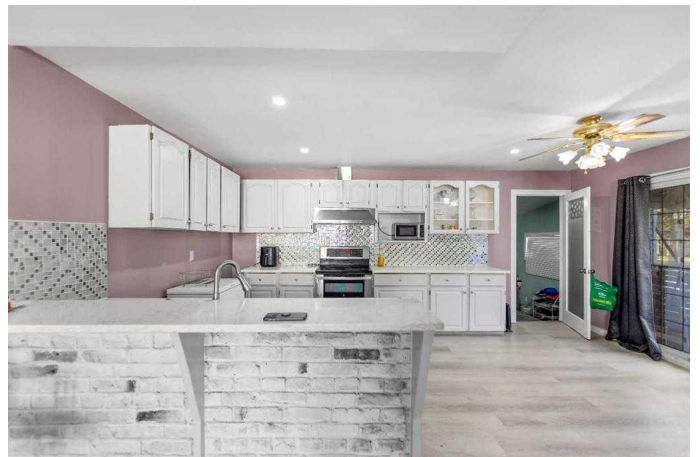
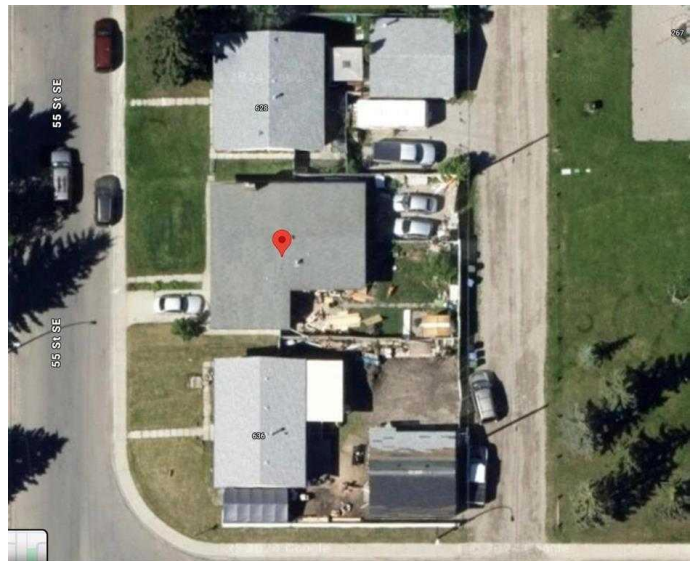
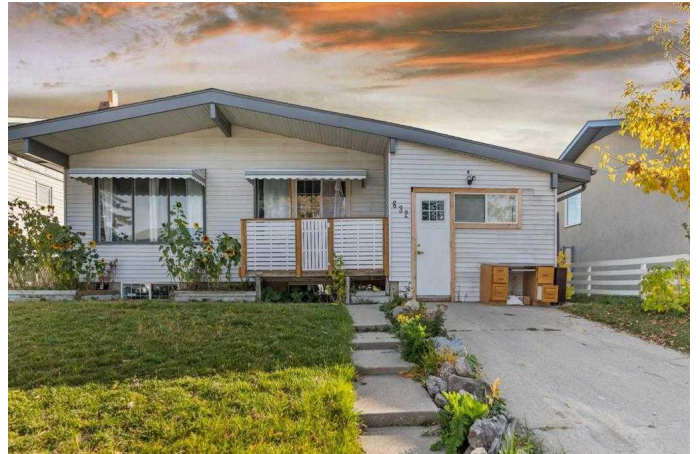
**\*\* Open House from 2 pm to 3 pm on Sunday  
July 27 \*\* Investor Alert & Family Gem â€œ  
Live In, Rent Out, or Flip!**

Welcome to 632 55 St SEâ€”a spacious 7-bedroom home offering exceptional income potential and redevelopment upside. Whether you're looking to build long-term wealth through rental cash flow or flip and resell for high profit, this is the kind of opportunity investors dream of.

The main floor features a bright open-concept layout with 3 bedrooms and 2 full bathroomsâ€”ideal for family living or attracting quality tenants. Large windows let the sunlight pour in, creating a warm, inviting space that flows effortlessly from room to room.

The fully finished basement includes a 3-bedroom illegal suite with a separate entrance, previously rented for \$1,800/monthâ€”a proven income generator. The converted garage adds even more value as a 7th bedroom with a private entrance, also previously rented for \$800/month. Want a garage instead? It can be easily converted back to a single attached garage.

While many major upgrades have already been taken care of, a little cosmetic TLC will go a long wayâ€”making it perfect for those looking to add value and boost returns.



Recent Upgrades Include:

Electrical wiring upgraded to copper  
(City-inspected and approved).

New electrical meter (City-inspected and  
approved). All new LED lighting throughout.

Six windows replaced within the last 1-2  
years.

Ceramic & luxury vinyl plank flooring (installed  
approx. 1-2 years ago).

Roof replaced approx. 4-5 years ago.

Zoned R-CG = Even More Potential.

This highly flexible zoning allows for future  
development, adding legal suites, or  
increasing density—perfect for  
forward-thinking investors. The sunny yard,  
mature trees, and back lane access provide  
room to build a brand-new double detached  
garage to boost property value even more.

Ideally located close to schools, parks,  
shopping (Penbrooke Plaza), and with fast  
access to 17th Ave, Memorial Drive, Stoney  
Trail, and Deerfoot Trail, this property is  
perfectly positioned to attract reliable tenants  
and maximize rental demand.

7 total bedrooms.

Fully separate basement suite.

Converted garage = bonus income or easy  
garage conversion.

Updated major systems: electrical, roof,  
flooring, windows.

Zoned R-CG for redevelopment and  
expansion.

Proven rental income + strong cash flow  
potential.

Perfect for flipping or long-term holding.

Whether you want to cash flow from day one,  
renovate and resell at a profit, or redevelop for  
even more upside, this property has the  
bones, location, and numbers to make it work.

Don't wait book your private showing today and unlock the potential of 632 55 St SE!

Built in 1972

**Essential Information**

MLS® #	A2242804
Price	\$500,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,188
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	632 55 Street Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3R6

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, See Remarks

**Interior**

Interior Features	Ceiling Fan(s), Jetted Tub, Pantry, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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