

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

MLS® #A2205187

**\$449,900**

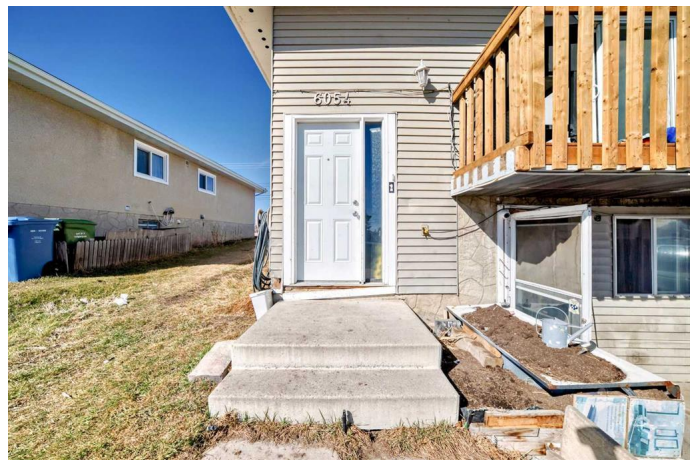
5 Bedroom, 2.00 Bathroom, 979 sqft  
Residential on 0.09 Acres

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	18
Zoning	R-CG

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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