

# \$549,900 - 6707 3 Avenue Se, Calgary

MLS® #A2255128

**\$549,900**

5 Bedroom, 2.00 Bathroom, 951 sqft  
Residential on 0.11 Acres

Penbrooke Meadows, Calgary, Alberta

**\*\*OPEN HOUSE SAT 9/27 at 1:00 PM - 4:00 PM\*\*** IMAGINE waking up each morning to a peaceful PARK VIEW in the heart of Penbrooke Meadows, SE Calgary. Tucked away on a QUIET street and CORNER LOT, this UPDATED FIVE-BEDROOM bungalow is more than just a house - it's a lifestyle. Whether you're searching for the PERFECT FAMILY HOME or a SMART REVENUE opportunity, this property checks all the boxes. Step inside to find a bright, open main floor designed for both comfort and connection. Sunlight streams through large NORTH and SOUTH-facing windows, filling the living room with warmth and energy. The renovated kitchen is a true showpiece with crisp white cabinetry, PREMIUM QUARTZ countertops, a striking tile backsplash, and stainless steel appliances. It's the PERFECT SETTING for weeknight family dinners or weekend entertaining. THREE generously sized bedrooms, including a SPACIOUS primary retreat, provide room for everyone to unwind. The main bathroom has been BEAUTIFULLY redesigned with quartz counters, custom vanity, and designer finishes that bring a touch of luxury to your daily routine. Stylish LUXURY VINYL flooring ties the space together with a modern, low-maintenance finish. The fully developed lower level expands your options with an illegal suite that's both inviting and functional. With a massive recreation room, two large bedrooms, a renovated kitchen, and its own



renovated bathroom complete with a beautiful standing glass shower, it's ideal for extended family, guests, or potential RENTAL INCOME. Separate laundry rough-ins add convenience and flexibility for multi-generational living or dual use. Outside, the backyard offers space to RELAX, garden, or plan for a future detached garage. A storage shed keeps everything organized, while the wide lot gives you plenty of room to grow. The location is the CHERRY ON TOP - corner lot close to the PARK, within walking distance to schools, shopping, and transit, and just minutes from major roadways for an easy commute anywhere in the city. This home brings together lifestyle, comfort, and opportunity all in one. Whether you're planting roots or investing for the future, it's a property you won't want to miss. BOOK YOUR PRIVATE TOUR TODAY and see how life in Penbrooke Meadows could be yours!!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255128    |
| Price          | \$549,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.11        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|         |                  |
|---------|------------------|
| Address | 6707 3 Avenue Se |
|---------|------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Penbrooke Meadows |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3H5           |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Parking Spaces | 2                                                                     |
| Parking        | Additional Parking, Alley Access, Off Street, Stall, Outside, Unpaved |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer                                    |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Exterior Entry, Finished, Full, Suite                                                      |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Stucco, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 15                  |
| Zoning         | R-CG                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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