

**6216 5 Avenue SE**  
**Calgary, Alberta**

**MLS # A2263971**



**\$615,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, See Remarks, Square Shaped Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** outside lighting, pergola, fire pit.

Welcome to 6216 5 Avenue SE in Penbrooke Meadows! This recently renovated home with a new double garage (2023) is move-in ready and waiting for its new owners. Step inside to an open-concept, bright main floor featuring modern finishes, quartz countertops, and newer appliances—most from 2023, including a 2024 fridge and 2024 washer/dryer. Upstairs offers three bedrooms, including a primary suite with ensuite bath, plus a full main bathroom. The separate back entrance leads to a fully renovated lower-level suite, complete with two additional bedrooms, a full bath, and a spacious living area—ideal for extended family/visitor privacy and guest accommodations. This south-facing home is designed for comfort year-round with tinted newer windows to reduce summer heat and a central A/C unit to keep things cool. Step outside to the fenced backyard featuring a nice pergola—perfect for cozy evenings around the fire pit. Enjoy the newly built (2023) double garage, insulated and prepped for future heating. The location can't be beat—steps from schools, playgrounds, and green spaces in a friendly community. Don't miss your chance to make this beautifully updated home yours—book your viewing today!