5407 8 Avenue SE

Calgary | Active | MLS® A2357983

$450,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1973**	**791 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Synterra Realty

A closer look

MUST BE SOLD ALONG WITH 5405 8 AVE SE AS A PACKAGE (MLS# A2357959). Solid bi-level on a manageable lot in the established community of Penbrooke Meadows. R-C2 zoning offers flexibility for a secondary suite or future updates (subject to city approvals and permitting), making this an excellent opportunity for first-time buyers, families, or investors looking for value in SE Calgary. Four-suite side-by-side duplex. Roof replaced Oct 2026. Both units updated. Separate laundry for each unit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357983
Bedrooms	4
Bathrooms	2
Year Built	1973
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Up/Down, Bi-Level
Total Living Area:	791 sq. ft.
Main Level Finished Area:	791 sq. ft.
Below Grade Finished Area:	671 sq. ft.
Lot Area:	3,627 sq. ft.
Lot Frontage:	33'2"
Front Exposure:	North

Unit Exposure:	North
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1973 (Age: 53)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6760JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, On Street, Stall

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Other
City Quadrant:	Southeast
Community:	Penbrooke Meadows
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom - Primary · 12'9" × 9'7" ·
Main Floor	Bedroom · 11'3" × 8'10" ·
Main Floor	Kitchen · 10'3" × 7'10" ·
Basement	Dining Room · 8'4" × 8' ·
Basement	Bedroom · 12'6" × 8'10" ·
Basement	Bedroom · 12'1" × 8'11" ·
Basement	Laundry · 8'10" × 8'3" ·
Basement	Family Room · 14'3" × 9'1" ·
Basement	Kitchen · 11'1" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5407-8-avenue-se-calgary-a2357983/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.