

\$999,900 - 1519 32 Avenue Sw, Calgary

MLS® #A2086534

\$999,900

3 Bedroom, 1.00 Bathroom, 1,579 sqft

Residential on 0.14 Acres

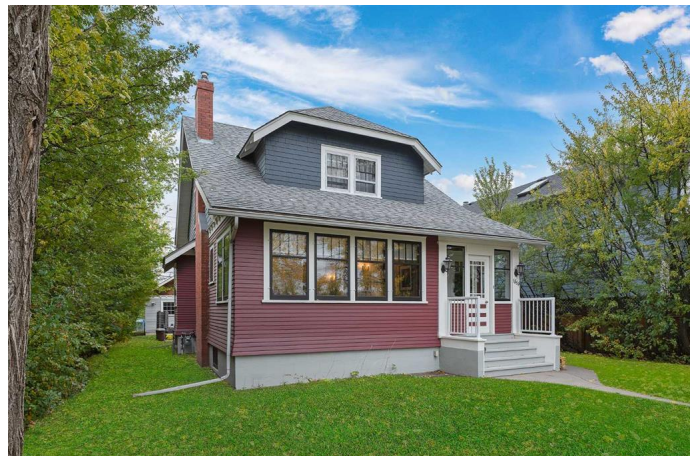
South Calgary, Calgary, Alberta

Charming and impeccably maintained, this character home sits on a 50' x 125' RC2 lot, boasting a sunny south-facing backyard. It offers the option of comfortable living or redevelopment to suit your preferences. Situated **DIRECTLY ACROSS FROM GREENSPACE/PARK**, you'll have convenient access to soccer fields, the South Calgary Community Centre, beach volleyball courts, swimming pool, and the Calgary Public Library.

From the front window, enjoy a picturesque view of the beautiful and pristine green space. The home retains its original wood trim, floors, baseboards, stunning doors, windows, and accents, transporting you back in time while allowing you to appreciate the meticulous care given to maintenance and repair. The kitchen features a spacious island, numerous cabinets and large drawers, a bow window, and easy access to the backyard. A built-in desk adds to the convenience, and additional cabinetry on the pantry wall ensures ample storage.

Upstairs, the primary bedroom is generously sized and includes a good-sized closet. Two more sizable bedrooms offer dormer windows, providing coziness and comfort. The four-piece bathroom boasts a window for natural light and features white fixtures and finishes, maintaining the classic feel of the home.

The partially finished basement houses the



laundry and a cold room, with an undeveloped crawlspace.

Completing the property is an oversized single garage, featuring a finished and heated space with a gas fireplace—a perfect setting for a library, studio, or workshop. The community of South Calgary is the perfect inner-city location with easy access to Crowchild and Glenmore Trails, shopping, retail, dining and entertainment in Marda Loop, and a quick commute to the downtown core.

Built in 1930

Essential Information

MLS® #	A2086534
Price	\$999,900
Sold Price	\$985,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,579
Acres	0.14
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1519 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V7

Amenities

Parking Spaces	1
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Parking	Oversized, Single Garage Detached
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Interior

Interior Features	French Door, Kitchen Island, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	November 4th, 2023
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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