

\$730,000 - 319 32 Avenue Ne, Calgary

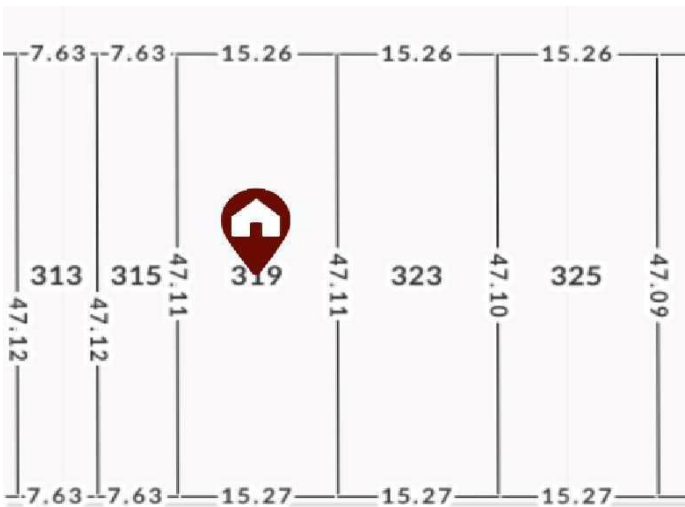
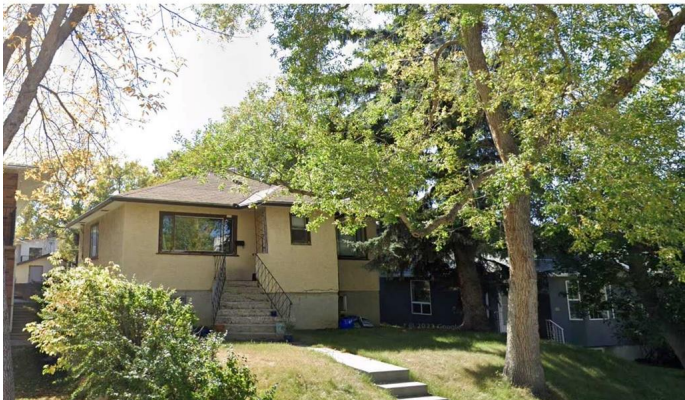
MLS® #A2089823

\$730,000

3 Bedroom, 2.00 Bathroom, 812 sqft
Residential on 0.18 Acres

Tuxedo Park, Calgary, Alberta

Calling all Builders and Investors! Perfect Rectangular OVERSIZED 7750 SqFt Development Lot 15.26 M x 47.11 M / 50.07 FT x 154.56 FT in the sought-after community of Tuxedo on a slight hill for potential walk-out development with back alley access. Perfect location with many new 4-Plex property developments on the street already. House is 2-bed up with 4pc-bath, 1-bed down Illegal basement suite with 3pc-bath. Primarily Sold as Land Value. Perfect Bungalow holding property with illegal basement suite to get a bit of income while you create your development plans. Don't let this opportunity slip by!



Built in 1950

Essential Information

MLS® #	A2089823
Price	\$730,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.18
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	319 32 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H8

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	March 1st, 2024
Days on Market	128
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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