

\$550,000 - 223 32 Avenue Ne, Calgary

MLS® #A2111433

\$550,000

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.15 Acres

Tuxedo Park, Calgary, Alberta

Don't miss out on this incredible opportunity nestled in the lively community of Tuxedo Park! Whether you're a buyer or an investor, this property offers immense potential. Take advantage of the lower illegal suite to offset your mortgage or generate rental income from both units. Positioned on a spacious 42' x 154' lot with R-C2 zoning, this property is primed for future development. Divided into a 2-bedroom and 1-bedroom unit, each equipped with its own kitchen, living space, bathroom, and laundry facilities, this bungalow offers versatility and convenience. Plus, with a reliable tenant already occupying the upper level, it's a hassle-free investment opportunity. Tuxedo Park is a highly coveted neighborhood, boasting easy access to Calgary's downtown core and the vibrant amenities of Kensington. With its potential for future development and steady rental returns, this investment promises both immediate and long-term gains. Seize the chance to be a part of this exciting venture in Tuxedo Park!

Built in 1954

Essential Information

MLS® #	A2111433
Price	\$550,000
Sold Price	\$643,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	997
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	223 32 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G8

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	No Smoking Home, Master Downstairs, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
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Date Sold	March 4th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Plintz Real Estate

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