

\$1,100,000 - 1519 32 Avenue Sw, Calgary

MLS® #A2151928

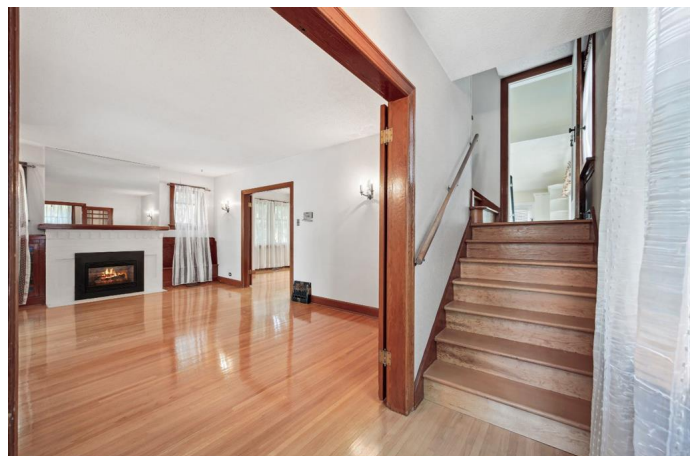
\$1,100,000

3 Bedroom, 1.00 Bathroom, 1,602 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

This charming and meticulously maintained character home is nestled on a 50' x 125' RC2 lot, featuring a sunny south-facing backyard. Offering both comfortable living and the potential for redevelopment to suit your needs, it is situated directly across from a picturesque greenspace and park. Enjoy easy access to soccer fields, the South Calgary Community Centre, beach volleyball courts, a swimming pool, and the Calgary Public Library. From the front window, savor the scenic view of the pristine green space. The home preserves its original wood trim, floors, baseboards, elegant doors, windows, and accents, reflecting its timeless charm and the meticulous care it has received. The kitchen includes a spacious island, numerous cabinets and large drawers, a bow window, and direct access to the backyard. A built-in desk adds convenience, while additional cabinetry on the pantry wall ensures ample storage space. Upstairs, the primary bedroom is generously sized with a substantial closet. Two more spacious bedrooms feature dormer windows, adding coziness and character. The four-piece bathroom has a window for natural light and boasts white fixtures and finishes, maintaining the home's classic appeal. The partially finished basement houses the laundry and a cold room, along with an undeveloped crawlspace. The property is completed by an oversized single garage with a finished and heated space, featuring a gas fireplace—ideal for use as a library, studio, or



workshop. The community of South Calgary offers a prime inner-city location with easy access to Crowchild and Glenmore Trails, shopping, dining, and entertainment in Marda Loop, and a quick commute to the downtown core.

Built in 1930

Essential Information

MLS® #	A2151928
Price	\$1,100,000
Sold Price	\$1,020,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,602
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	T2T1V7

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	French Door, Kitchen Island, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s),

	Microwave, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	November 25th, 2024
Days on Market	122
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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