

\$925,000 - 1907 32 Avenue Sw, Calgary

MLS® #A2165655

\$925,000

3 Bedroom, 2.00 Bathroom, 1,253 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Built in 1910, this nostalgic two-story, three-bedroom, two-full-bath Marda Loop landmark has been recognized by Heritage Calgary as a home with historical significance and showcases a legacy of 114-year-old detailed craftsmanship, generational pride of ownership, and innate nostalgia. This home is the perfect combination of original character and modern comfort.

The house is within walking distance to all of the Marda Loop shops, restaurants, schools, and amenities and is a short drive to downtown. The home offers a blend of original features, including original hardwood trim and doors, second-story hardwood flooring, and a clawfoot tub that intersects seamlessly with modern creature comforts such as air conditioning (2022), modern appliances including a Wolf natural gas stove, new refrigerator (2023), stackable washer/dryer (2022), tankless hot water system (2023), main-level flooring (2021), and window upgrades (2021). The upstairs includes three larger-sized bedrooms, each with excellent closet storage. The upper master bedroom window opens up to old-growth trees. The house was renovated to include era-appropriate additions of a south-facing second-story balcony and a cozy family dining nook underneath. The main floor living area offers 9-foot ceilings, a natural gas fireplace, and French doors that open to a newly added outdoor living space that includes a large cedar deck and pergola (2021). The spacious



basement has been renovated to include a comfy entertaining area, kids' play loft, full bath, and utility room that includes a washer/dryer and two separate storage areas. A double detached garage with Hardie board siding is fully finished with drywall and insulation, a large loft storage space, and durable polyaspartic-covered flooring. The current owner has spared no expense, significantly upgrading the residence, including painting the original wood siding (2023), new roof shingles (2023), and new eavestroughs (2019). This is truly a rare find that offers character, comfort, and an unbeatable proximity to Marda Loop's vibrant amenities.

Built in 1910

Essential Information

MLS® #	A2165655
Price	\$925,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1907 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 1W5

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Insulated, See Remarks

Interior

Interior Features Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, French Door, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Other

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Yard, Interior Lot, Treed

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2024

Date Sold October 23rd, 2024

Days on Market 40

Zoning RC2

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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