

\$799,900 - 1703 32 Street Sw, Calgary

MLS® #A2166603

\$799,900

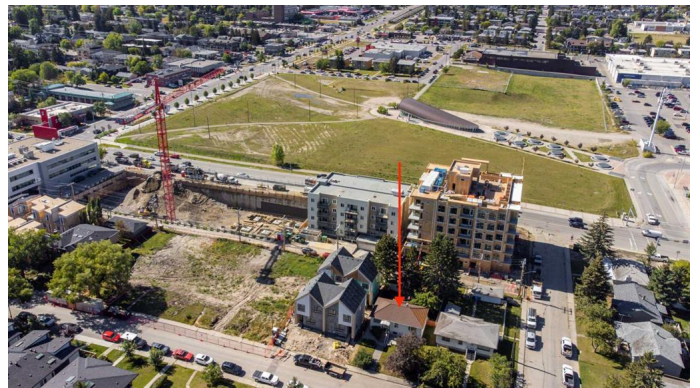
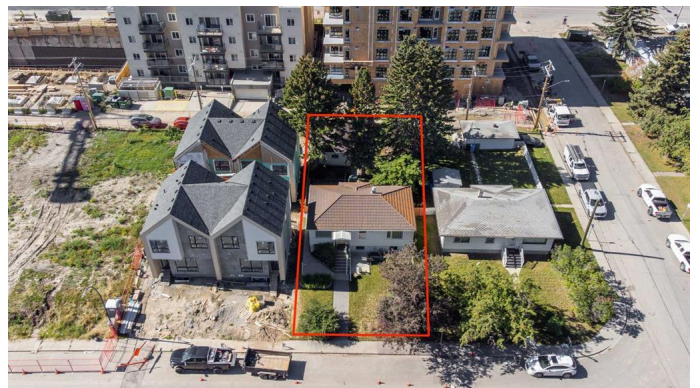
4 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.13 Acres

Shaganappi, Calgary, Alberta

ATTENTION INVESTORS/DEVELOPERS!

This **RAISED BUNGALOW** sits on a **LARGE 50' X 110' RECTANGULAR LOT**, **ZONED M-C2**, with a **WEST-FACING BACKYARD** in the sought-after inner-city community of Shaganappi! This is a meticulously maintained and lovingly cared for home that boasts 1,900 square feet of fully developed living space with 4 bedrooms, 2 bathrooms, and an **ILLEGAL BASEMENT SUITE** with separate entry (a secondary suite would be subject to approval and permitting by the city/municipality). The main floor offers 3 bedrooms/1 bathroom, and the illegal basement suite offers 1 bedroom/1 bathroom. A spacious shared laundry and storage area is in the basement. Many improvements/upgrades have been completed here over the years - with noteworthy features including: a metal roof on the house, asphalt shingles on the garage (2013), furnace replacement (2004), some vinyl windows (2009), some newer plumbing fixtures, pristine original hardwood flooring, upgraded tile floors throughout the main floor (no carpet on the main floor), and a glass-enclosed rear porch surround (1997). Out in the fully-fenced, west-facing backyard, you will find an oversized **SINGLE DETACHED GARAGE** (drywalled/insulated), concrete patio, garden beds, and mature trees. Close to all amenities: minutes to downtown, Westbrook Mall and Calgary Transit C-Train station, schools, and local parks/pathways! **M-C2 ZONING**



ALLOWS FOR MULTI-RESIDENTIAL
DEVELOPMENT: M-C2 is a multi-residential
designation that is primarily for 3 to 5 storey
apartment buildings! The opportunities are
endless here! Donâ€™t miss out on this
exceptional holding property - live in, rent out,
or redevelop! Call today!

Built in 1951

Essential Information

MLS® #	A2166603
Price	\$799,900
Sold Price	\$830,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1703 32 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N6

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Insulated, Oversized, Secured, See Remarks, Single Garage Detached, Covered, Enclosed

Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance, Storage
Appliances	Window Coverings
Heating	Baseboard, Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	September 24th, 2024
Days on Market	7
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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