

\$799,900 - 1027 32 Avenue Nw, Calgary

MLS® #A2174249

\$799,900

5 Bedroom, 3.00 Bathroom, 2,109 sqft

Residential on 0.16 Acres

Cambrian Heights, Calgary, Alberta

With a spectacular LOCATION, OVER-SIZED FLAT LOT (66 x 104), and tremendous POTENTIAL, this could be the opportunity you have been waiting for! This original owner home faces a huge green space/off-leash dog park/Queen's Park and offers expansive views. Whether you want to build your dream home or tackle the immense re-development possibilities you can make it happen on this beautiful spot. The current home is comprised of the original homestead and an addition of a large attached garage with a workshop and 2nd level. This creates a large home with 5 bedrooms on the upper level, spacious main level and basement under the original home. The primary bedroom has a convenient 3 piece ensuite. The front living room gives great views of the greenspace across the street and the large eat-in kitchen is a lovely gathering space for the family and has access to the huge backyard with tiered deck and garden. The sun soaked south facing yard and back lane just add to the value of this home. Come take a look and let your creativity take hold with all that might be possible!

Built in 1932

Essential Information

MLS® #	A2174249
Price	\$799,900
Sold Price	\$750,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,109
Acres	0.16
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	1027 32 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Lawn, Garden, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Block

Additional Information

Date Listed	October 21st, 2024
Date Sold	November 8th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	BECK Real Estate Ltd.
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