



THE
A-TEAM

**RE/MAX
FIRST**

420 32 Avenue, Calgary T2M 2P9

MLS®#: **A2132122**

Area: **Highland Park**

Listing Date: **05/23/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Lot Information

Lot Sz Ar: **557 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **792**
Low Sqft:
Ttl Sqft: **792**

DOM

32
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Refrigerator,Washer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 11`9"	Bedroom	Main	11`10" x 8`8"
3pc Bathroom	Main	7`11" x 4`11"	Kitchen	Main	11`2" x 10`6"
Dining Room	Main	19`7" x 11`10"	Kitchen With Eating Area	Basement	15`3" x 7`11"
Bedroom	Basement	10`10" x 10`9"	Living Room	Basement	11`5" x 9`6"
Furnace/Utility Room	Basement	10`10" x 8`3"	Laundry	Basement	8`11" x 6`7"
3pc Bathroom	Basement	7`1" x 4`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

36745

Remarks

Pub Rmks: **DP APPROVED FOR A DUPLEX WITH 2 BEDROOM LEGAL BASEMENT SUITES !! RC2 50X120 - Great investment and property at Highland Park, sitting on a fantastic inner-city R-C2 50'x120' FULL SIZE lot . Newer roofing (Nov 2019). 2 up, 1 down bedrooms with a common laundry, separate entrance, full egress basement window, private deck at back and huge fenced yard. Front 2 car tandem parking and street parking, rear detached single garage. Many recent new homes built on this fabulous block. All of this located 10 minutes to downtown, confederation park and steps to future Green Line C-train. TAKE ADVANTAGE OF THE HOT MARKET AND START BUILDING RIGHT AWAY WITH APPROVED DP OR CONSIDER THE NEW CITY OF CALGARY RE ZONING OPTIONS H-GO AND RCG THAT THIS PROPERTY FALLS UNDER AND BUILD A 4PLEX WITH LEGAL BASEMENT SUITES**

Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











