



THE
A-TEAM

**RE/MAX
FIRST**

1519 32 Avenue, Calgary T2T1V7

MLS®#: **A2151928**

Area: **South Calgary**

Listing Date: **07/26/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1930**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,601**
Low Sqft:
Ttl Sqft: **1,601**

DOM

52
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction:

Wood Frame,Wood Siding

Flooring:

Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings

Int Feat:

French Door,Kitchen Island,Laminate Counters,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`2" x 12`8"	Kitchen	Main	15`0" x 11`3"
Dining Room	Main	13`10" x 12`9"	Office	Main	5`6" x 3`3"
Foyer	Main	7`6" x 3`7"	Sunroom/Solarium	Main	15`1" x 7`6"
Bedroom - Primary	Upper	15`1" x 12`7"	Walk-In Closet	Upper	8`6" x 3`6"
Walk-In Closet	Upper	9`9" x 3`6"	Bedroom	Upper	13`9" x 8`7"
Bedroom	Upper	10`6" x 8`6"	4pc Bathroom	Upper	7`2" x 5`0"
Storage	Basement	7`8" x 4`5"	Laundry	Basement	14`6" x 7`6"

Title: **Fee Simple**
Legal Desc: **4479P**

Zoning: **R-C2**

Remarks

Pub Rmks: **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.**

Inclusions: **NA**
Property Listed By: **Century 21 Masters**

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