



THE
A-TEAM

**RE/MAX
FIRST**

1907 32 Avenue, Calgary T2T 1W5

MLS®#: **A2165655**

Area: **South Calgary**

Listing Date: **09/13/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**
Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,253**
Low Sqft:
Ttl Sqft: **1,253**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Treed**
Park Feat: **Double Garage Detached,Garage Door Opener,Insulated,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Cork,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Other,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,French Door,Open Floorplan,Quartz Counters,Tankless Hot Water**
Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------|-----------------|----------------------|
| Kitchen | Main | 13`2" x 9`2" |
| Breakfast Nook | Main | 8`3" x 7`9" |
| Game Room | Basement | 25`9" x 13`4" |
| Storage | Basement | 8`4" x 7`8" |
| Bedroom | Second | 12`2" x 10`2" |
| 3pc Bathroom | Basement | 10`2" x 5`11" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 13`6" x 10`8" |
| Living Room | Main | 13`11" x 10`8" |
| Laundry | Basement | 6`7" x 3`10" |
| Bedroom - Primary | Second | 12`1" x 9`7" |
| Bedroom | Second | 10`7" x 10`3" |
| 4pc Bathroom | Second | 8`5" x 6`11" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

4479P

Remarks

Pub Rmks:

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.

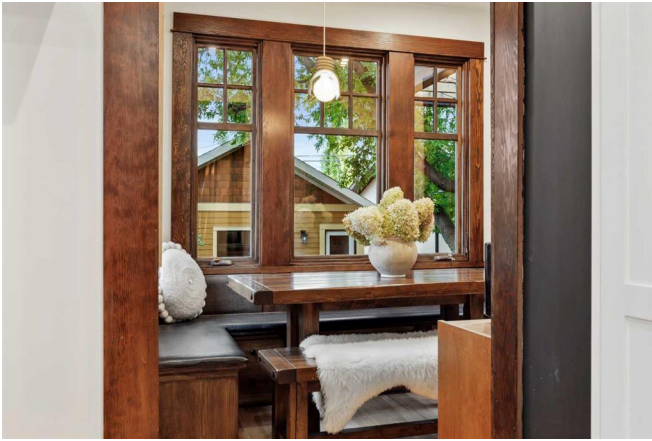
Inclusions:
Property Listed By:

**blinds, kitchen table, armoire, dresser in bathroom
Century 21 Bamber Realty LTD.**

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

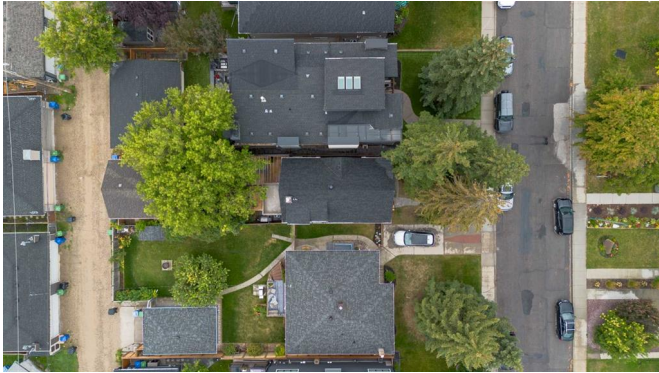
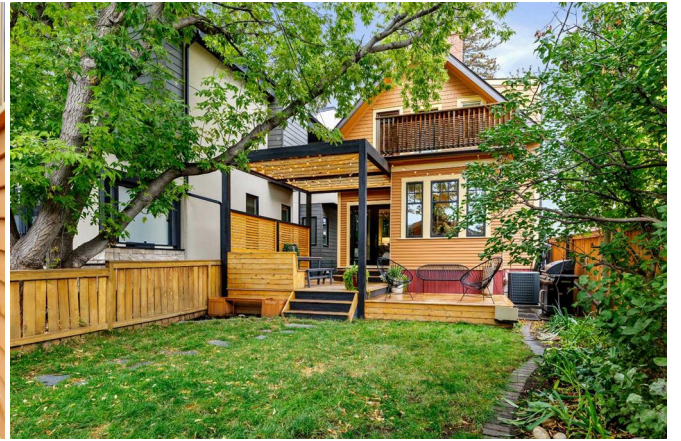












09-12-2024

1907 32 AVE SW

| | | |
|------------|----------------|-----------|
| MAIN | 607.84 SQ.FT | 56.46 M2 |
| UPPER | 644.53 SQ.FT | 59.97 M2 |
| RMS AREA | 1,253.37 SQ.FT | 116.43 M2 |
| BASEMENT | 433.85 SQ.FT | 40.30 M2 |
| TOTAL AREA | 1,687.22 SQ.FT | 156.73 M2 |



BASEMENT



MAIN



UPPER