



THE
A-TEAM

**RE/MAX
FIRST**

1703 32 Street, Calgary T3C 1N6

MLS®#: **A2166603**

Area: **Shaganappi**

Listing Date: **09/17/24**

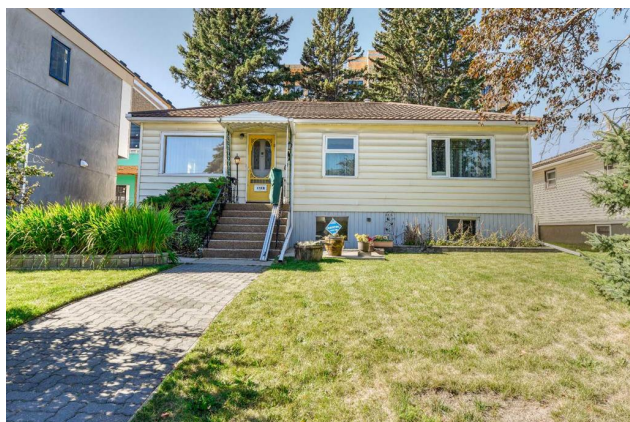
List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Lot Information

Lot Sz Ar: **5,543 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **995**
Low Sqft:
Ttl Sqft: **995**

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Other,Rectangular Lot,See Remarks**
Park Feat: **Alley Access,Covered,Enclosed,Garage Faces Rear,Insulated,Oversized,Secured,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **Baseboard,Central,Forced Air**
Sewer:
Ext Feat: **Garden,Other,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Window Coverings**
Int Feat: **Laminate Counters,See Remarks,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`9" x 4`11"
Bedroom	Main	10`6" x 10`9"
Kitchen	Main	11`3" x 11`1"
Laundry	Lower	11`3" x 12`11"
Bedroom	Lower	10`10" x 12`0"
Kitchen	Lower	11`1" x 9`4"

Room	Level	Dimensions
Bedroom	Main	10`2" x 9`5"
Bedroom - Primary	Main	10`6" x 12`9"
Living Room	Main	19`9" x 11`5"
4pc Bathroom	Lower	11`3" x 5`4"
Den	Lower	10`10" x 11`8"
Living Room	Lower	10`11" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C2

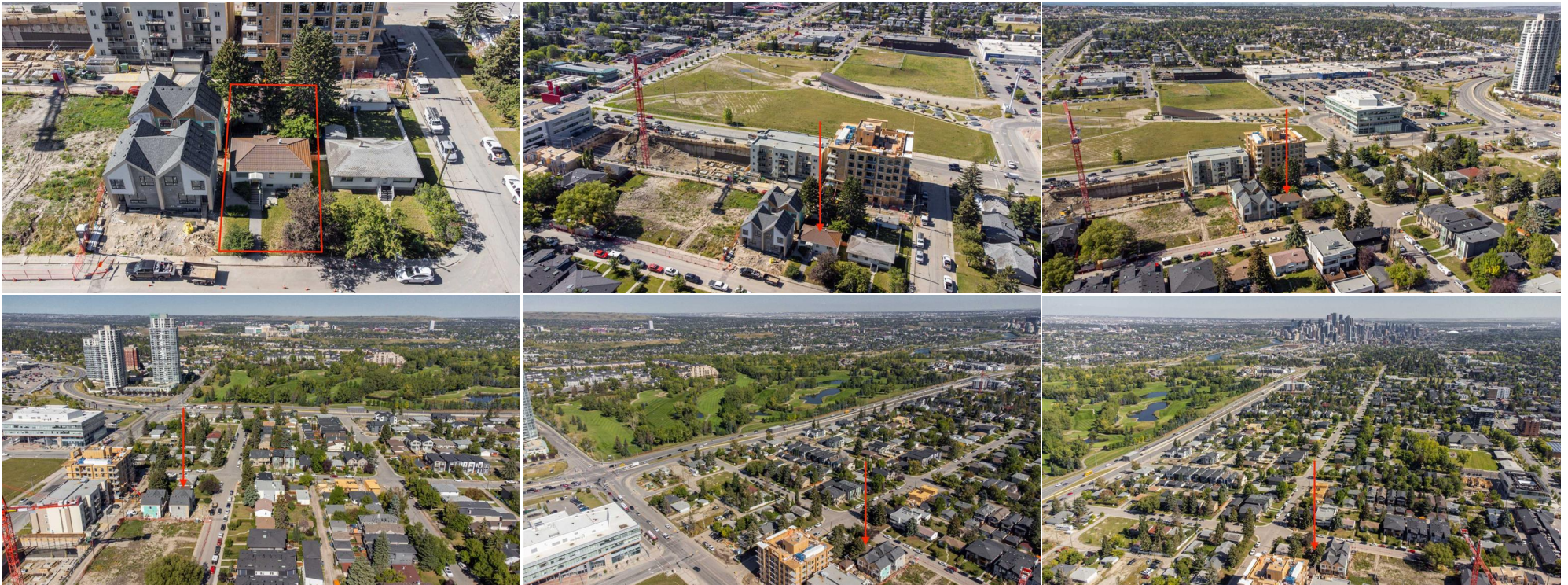
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Remarks

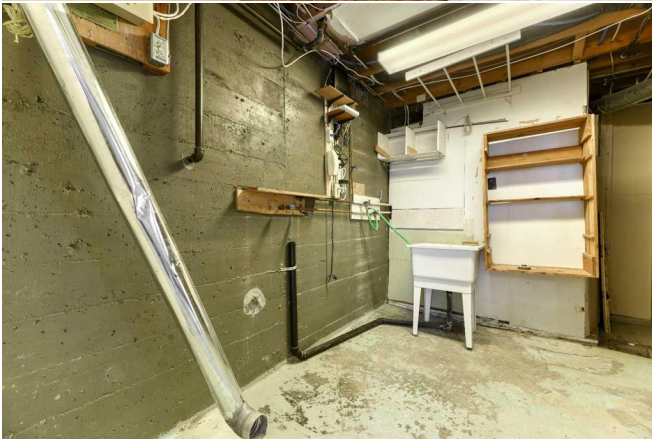
Pub Rmks: **ATTENTION INVESTORS/DEVELOPERS! This RAISED BUNGALOW sits on a LARGE 50' X 110' RECTANGULAR LOT, ZONED M-C2, with a WEST-FACING BACKYARD in the sought-after inner-city community of Shaganappi! This is a meticulously maintained and lovingly cared for home that boasts 1,900 square feet of fully 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! Don't miss out on this exceptional holding property - live in, rent out, or redevelop! Call today!**

Inclusions: **2 X Stove/Oven, 2X Refrigerator, Chair Lift at Front Entry**
Property Listed By: **MaxWell Capital Realty**

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









1703 32 St SW, Calgary, AB

Main Floor Exterior Area 955.11 sq ft
Interior Area 924.54 sq ft



PREPARED: 2024/09/17

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1703 32 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 935.27 sq ft
Interior Area 830.36 sq ft

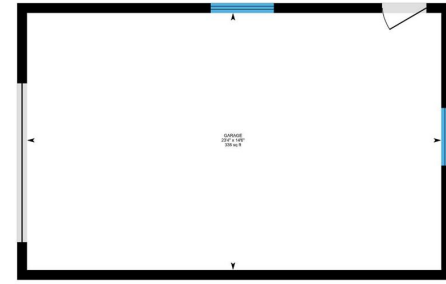


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Garage (detached) Excluded Area 338.29 sq ft



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