



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32nd STREET Street #2423, Calgary T3E2R6**

MLS®#: **A2172522**      Area: **Killarney/Glengarry**      Listing Date: **10/11/24**      List Price: **\$969,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1959**      Abv Sqft: **919**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,995 sqft**      Ttl Sqft: **919**  
 Lot Shape: **15.23X36.57**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Other**  
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`9" x 12`1"</b>	<b>Game Room</b>	<b>Main</b>	<b>24`9" x 14`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`2" x 11`2"</b>	<b>Storage</b>	<b>Lower</b>	<b>10`5" x 7`3"</b>
<b>Other</b>	<b>Main</b>	<b>22`11" x 8`11"</b>	<b>Other</b>	<b>Main</b>	<b>20`2" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 7`2"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>6`9" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1855W**

Zoning:  
**RCG**

Remarks

Pub Rmks: **Welcome to the fall Real Estate market—the season when some of the best opportunities for homeownership arise! This fantastic inner-city bungalow, located in the heart of Killarney, is not to be missed. Whether you're searching for a home to make your own or an investment property with redevelopment potential, this charming residence has it all. Featuring a light-filled, open-concept layout with 2 bedrooms and 2 bathrooms, plus a great space for a home office off the kitchen, the home is both functional and inviting. For those investors, this property offers the potential for rental income while you're in the early stages of creating your RCG development plans. Situated in a thriving neighbourhood with limited opportunities for redevelopment, you'll want to schedule a visit soon!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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









