



THE
A-TEAM

**RE/MAX
FIRST**

2423 32 Street #2423, Calgary T3E2R6

MLS®#: **A2172522**

Area: **Killarney/Glengarry**

Listing Date: **10/11/24**

List Price: **\$924,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **15.23X36.57**

Finished Floor Area
Abv Sqft: **919**
Low Sqft:
Ttl Sqft: **919**

DOM

41
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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
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 |
|--------------------------|-------------|-----------------------|
| Kitchen | Main | 12`9" x 10`11" |
| Living Room | Main | 17`9" x 12`1" |
| Laundry | Main | 12`2" x 11`2" |
| Other | Main | 22`11" x 8`11" |
| Bedroom - Primary | Main | 11`2" x 10`4" |
| 3pc Bathroom | Main | 9`1" x 7`2" |

| Room | Level | Dimensions |
|---------------------|--------------|----------------------|
| Dining Room | Main | 11`5" x 7`10" |
| Game Room | Main | 24`9" x 14`6" |
| Storage | Lower | 10`5" x 7`3" |
| Other | Main | 20`2" x 12`2" |
| Bedroom | Main | 11`2" x 10`2" |
| 4pc Bathroom | Lower | 6`9" x 4`11" |

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





