



THE
A-TEAM

**RE/MAX
FIRST**

3431 32A Avenue, Calgary T2B0J8

MLS® #: **A2178982**

Area: **Dover**

Listing Date: **11/13/24**

List Price: **\$539,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Finished Floor Area

Abv Sqft: **1,055**

Low Sqft:

Ttl Sqft: **1,055**

Lot Information

Lot Sz Ar: **4,402 sqft**

Lot Shape:

DOM

8

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees**

Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

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

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 13`11"
Bedroom	Main	10`11" x 12`0"
Bedroom	Basement	14`3" x 12`2"
4pc Bathroom	Basement	19`4" x 7`0"

Room	Level	Dimensions
Bedroom	Main	13`10" x 10`10"
Bedroom	Basement	11`1" x 14`9"
4pc Bathroom	Main	6`2" x 10`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RCG

6716JK

Remarks

Pub Rmks:

This beautifully renovated 5-bedroom, 2-bathroom detached home in Calgary offers not only modern comforts but also an excellent opportunity for generating positive cash flow. Featuring a double detached garage and a 2-bedroom illegal basement suite, this property is perfect for families or investors. The main suite includes 3 bedrooms and 1 bath, while the illegal basement suite has 2 bedrooms and 1 bath, providing flexibility for living arrangements or rental potential. You can choose to rent out both suites or live in the spacious, upgraded main suite while renting out the illegal basement suite for additional income. The home boasts brand new flooring throughout, an upgraded kitchen with modern finishes and pot lights, and fully renovated bathrooms on both levels. The illegal basement suite includes a brand-new kitchen and bathroom, making it move-in ready for tenants. With a total of 1,968 square feet of livable space, this home offers ample storage throughout, including a shed, garage, basement storage room, and utility/mechanical room. Additional upgrades include a newer roof, siding, gutters, furnace, and hot water tank, with the attic insulation topped up to help reduce heating costs. The backyard is a peaceful retreat, with a deck that backs onto green space and trees—perfect for relaxing in privacy, free from traffic noise. Conveniently located, the house is near many parks, playgrounds, schools, daycares, transit, hospitals, retail shops, shopping centers, restaurants, scenic viewpoints, and coffee shops. Plus, it's just a quick 12-minute drive to downtown Calgary, offering the perfect balance of suburban tranquility and city accessibility. Whether you're looking for a home or a smart investment, this property offers both comfort and financial potential.

Inclusions:

NONE

Property Listed By:

DreamHouse Realty Ltd.

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









