



THE
A-TEAM

**RE/MAX
FIRST**

1908 32 Street #3, Calgary T3E 2R1

MLS® #: **A2188509** Area: **Killarney/Glengarry** Listing Date: **01/20/25** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar: **858**
 Lot Shape: **858**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level,Underground Sprinklers**
 Park Feat: **Alley Access,Assigned,Garage Door Opener,Single Garage Detached**

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt**
 Heating: **Mid Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 15`11"	Kitchen	Main	9`4" x 8`3"
Dining Room	Main	10`4" x 9`11"	Bedroom - Primary	Main	10`8" x 10`5"
Bedroom	Main	11`11" x 8`1"	Foyer	Main	5`1" x 5`0"
4pc Bathroom	Main	7`10" x 7`4"	Storage	Main	7`0" x 2`4"
Furnace/Utility Room	Main	4`4" x 4`0"			

Legal/Tax/Financial

Condo Fee:
\$315

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0211642**

Remarks

Pub Rmks: **Welcome to this stylish 2-bedroom, 1-bathroom unit in the desirable community of Killarney/Glengarry. Boasting a bright, open floor plan with modern décor and large windows, this home features engineered hardwood floors, upgraded light fixtures, and a kitchen equipped with stainless steel appliances and sleek finishes. The living space flows effortlessly and also offers a private patio, perfect for relaxing or entertaining. Additional perks include a single garage and a prime location close to restaurants, cafes, shopping, parks, schools, and public transit. This home truly has it all—comfort, convenience, and a location that can't be beaten. Whether you're downsizing, looking for a starter home, or seeking an investment property, this 4-plex unit checks all the boxes. Don't miss out—schedule your viewing today!**

Inclusions: **1 garage Door Control, TV Brackets in Living Room and Primary Bedroom**
Property Listed By: **RE/MAX Landan Real Estate**

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







