



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2002 32 Avenue, Calgary T2T 1W6**

MLS®#: **A2192127**

Area: **South Calgary**

Listing Date: **03/07/25**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Lot Information

Lot Sz Ar: **6,490 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Off Street,Parking Pad**

DOM

**2**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**  
Legal Desc: **4479P**

Zoning: **R-CG**

Remarks

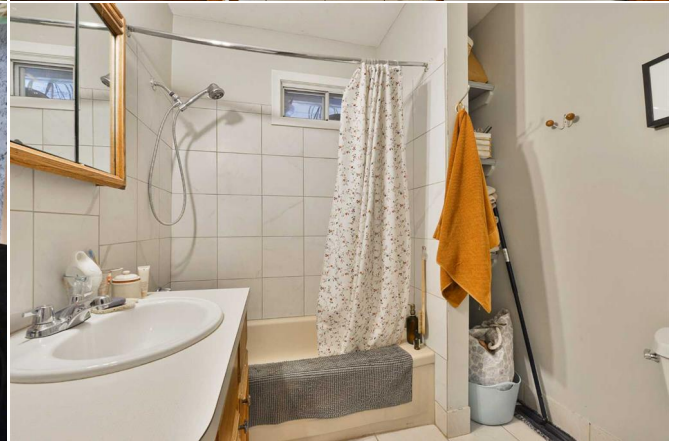
Pub Rmks: **Excellent redevelopment opportunity located on one of the best streets in South Calgary. This exceptional RAISED CORNER LOT with charming bungalow in the highly desirable inner city community of SOUTH CALGARY sits on 50 x122 CORNER LOT WITH UNOBSTRUCTED CITY VIEWS and is currently rented both down and up by long term tenants. The upper level features hardwood flooring and a bright sunny South facing living room leading to the separate dining room. The large kitchen is perfect for entertaining with ample storage and tile flooring. Two large bedrooms, a full bathroom, and a huge storage area complete the upper level. The lower level also with hardwood flooring has its own entrance and a large living area, spacious kitchen, full bathroom, large bedroom, storage area, and laundry room. WALK TO ALL THE AMENITIES the vibrant community of Marda Loop provides such as grocery stores, liquor stores, restaurants, shops, gyms, cafes, bars, city transit, etc. while living on a quiet street away from the noise. Within close proximity to Mount Royal University, as well as Crowchild Trail providing a main access road to all areas of the City, this is a fabulous opportunity to own one of the few remaining corner lots for Investment or rebuilding.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

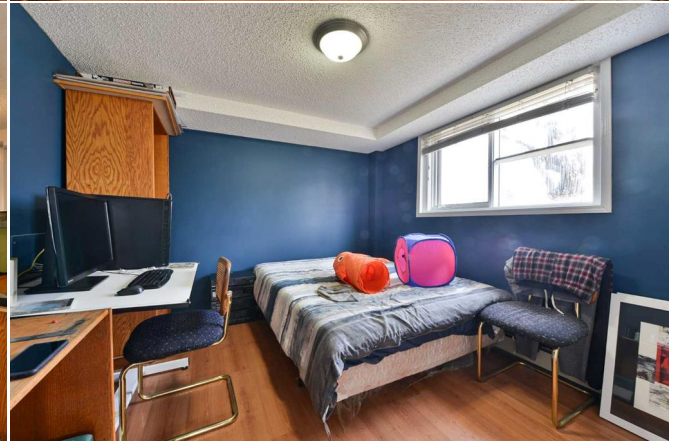
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



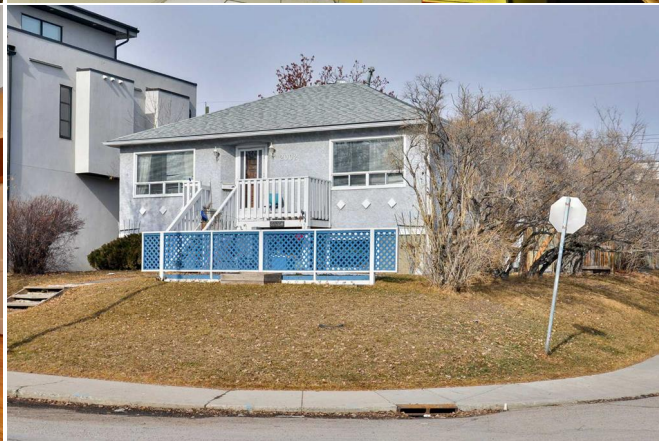
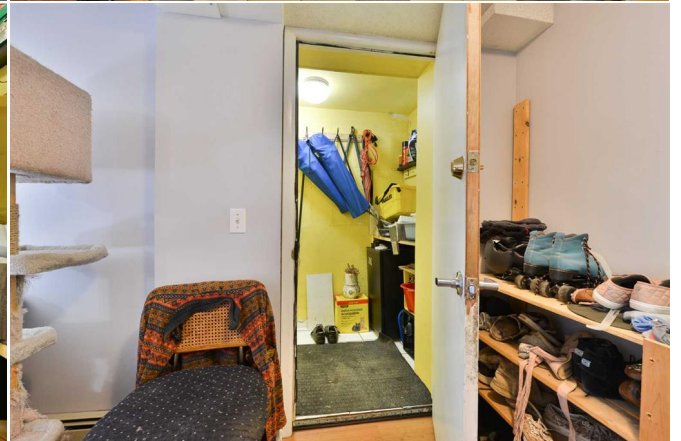
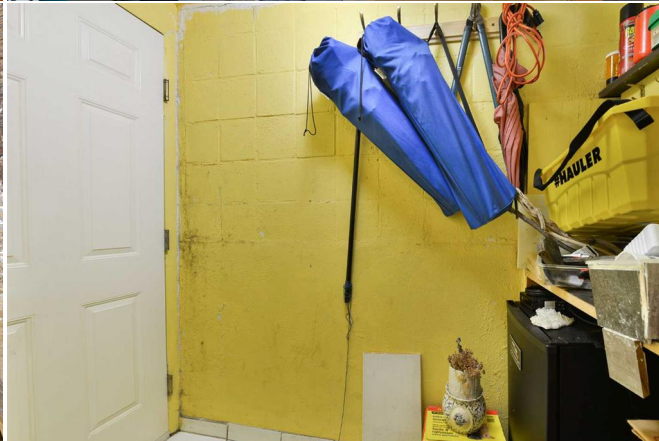
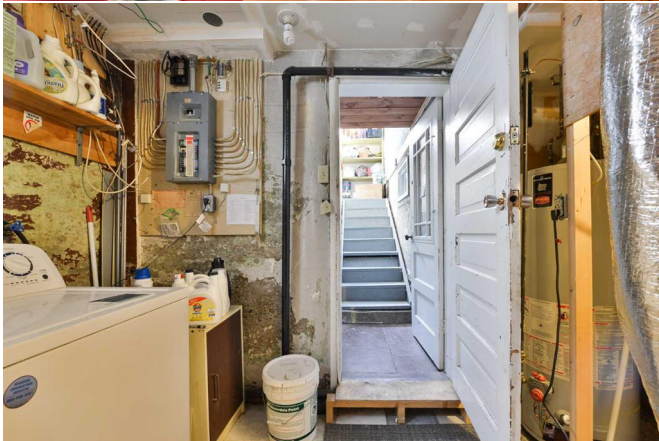




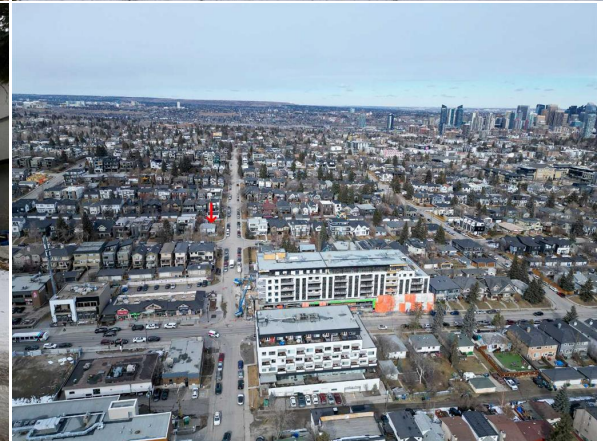












**2002 32 Ave SW, Calgary, AB**

Main Floor Exterior Area 971.97 sq ft  
Interior Area 828.15 sq ft  
Excluded Area 59.72 sq ft



0 3 6 ft

PREPARED: 2020/03/06



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

**2002 32 Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 732.28 sq ft  
Interior Area 738.16 sq ft  
Excluded Area 191.45 sq ft



0 3 6 ft

PREPARED: 2020/03/06



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