

1730 32 Street SW  
Calgary, Alberta

MLS # A2224109



**\$899,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

**\*\* Possible Assembly of 100' x 125' with M-C1 Zoning-Next door is also for sale at the same price\*\*\* Attention Builders and Investors!** Discover your next development opportunity in the highly sought-after community of Shaganappi. This MC-1 zoned, 50' x 120' lot offers incredible potential for future development. The existing home is well-maintained and features 3 bedrooms up and 2 down, making it an excellent holding property. Enjoy the added value of an oversized double detached garage, along with a single detached garage—a rare find that adds flexibility and function. Whether you're looking to build, invest, or hold, this property checks all the boxes. Don't miss this exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods!