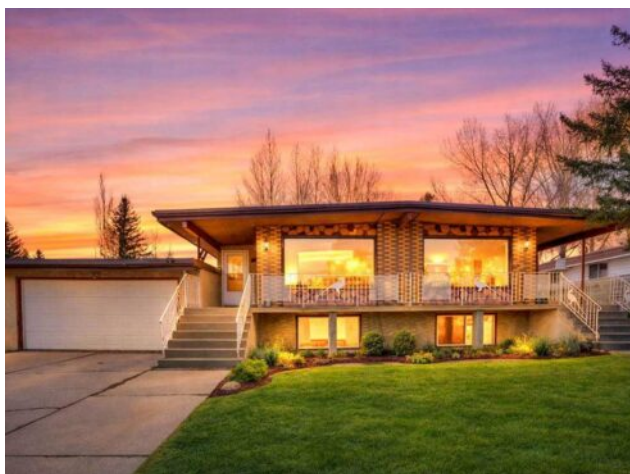


5224 32 Avenue NW  
Calgary, Alberta

MLS # A2295852



## \$999,990

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Stall		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Square Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** fireplace in the basement

**Summary:** This side-by-side duplex, situated on a single title, presents a premier investment or redevelopment opportunity in the highly sought-after community of Varsity. Located at the legal address of 5224 32 Ave NW, the property includes two municipal addresses: 5222 (Right Side) and 5224 (Left Side, featuring an attached double garage). **Land & Location:** The property sits on a generous 9,000 sq. ft. lot (75' frontage x 120' depth). Its prime location offers effortless access to Market Mall, the Alberta Children's Hospital, the University of Calgary, Bowmont Park, and major commuter routes including Highway 1 and Stoney Trail. **Development Potential:** With its substantial lot size and R-C2 zoning context, this property is an ideal candidate for multi-family conversion, such as townhomes, infill developments, or a fourplex. A secondary suite would be subject to approval and permitting by the city/municipality. **Secondary Suite Potential:** Both sides are well-suited for potential secondary suite applications, with parking criteria already fulfilled. **Unit Configuration:** With minimal modifications, the property can accommodate four distinct units (approx. 1,000 sq. ft. each), typically featuring 2 bedrooms, 1 bathroom, and spacious living/dining areas. **Parking:** The lot accommodates up to five parking spaces, including the double garage and three driveway stalls. **Current Layouts:** 5222 (Right Side): Features 4 bedrooms (2 up/2 down) and 2 bathrooms. Includes a separate basement entrance, large recreation area, laundry room, and kitchen, ideal for an easy two-unit conversion. 5224 (Left Side): Similar layout to 5222, with the added benefit of the attached double garage. **Mechanical & Structural Upgrades (Approximate):** Roof: 2014. Furnaces: 2010 and 2012. Windows: Select windows replaced in 2014. RPR: A 2015 Real Property Report with City Compliance is

available. Please note: The seller cannot guarantee current RPR validity as the backyard fence was replaced in 2020. Terms of Sale: The property is currently vacant and easy to show. The house and all chattels are being sold "As-Is, Where-Is." Please use the specific purchase contract provided in the supplements/documents tab.