

# \$899,000 - 1730 32 Street Sw, Calgary

MLS® #A2224109

## \$899,000

5 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.14 Acres

Shaganappi, Calgary, Alberta

**\*\* 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!

Built in 1950

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224109    |
| Price          | \$899,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,007       |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1730 32 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1N5           |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 3                                              |
| Parking        | Double Garage Detached, Single Garage Detached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                      |
| Appliances        | Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage            |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding                             |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 12             |
| Zoning         | M-C1           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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