



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1730 32 Street SW
Calgary, Alberta

MLS # A2224109



\$899,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!