



GRASSROOTS
REALTY GROUP

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1232 32 Street SE
Calgary, Alberta

MLS # A2236422



\$474,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

ATTENTION DEVELOPERS FLIPPERS & INVESTORS - CORNER LOT R-CG ZONED! This 3-bedroom bungalow sits on a spacious lot and offers tremendous potential for those looking to renovate or rebuild. The home features a functional main floor layout with great-sized windows, three bedrooms, and a full bathroom. The partially finished basement includes a large rec room, office, and an additional bathroom - offering ample space for your vision to come to life. Outside, you'll find a generous backyard that's fully fenced with mature trees, a patio, fire pit, and a double carport with paved alley access - a rare bonus! Only a few short minutes to neighbourhood schools, Max Bell Arena, community amenities, and with easy access to Memorial Drive, International Avenue, the LRT, and downtown - this location can't be beat. Don't miss this opportunity to get into a great neighbourhood and unlock the potential of this property!