



GRASSROOTS
REALTY GROUP

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2409 32 Street SW
Calgary, Alberta

MLS # A2265619



\$548,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	982 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

Inclusions: none

Exceptional investment opportunity in one of Calgary's most desirable inner-city communities. This fully legally suited half duplex offers strong, reliable income with long-term tenants who wish to stay. Buy this side alone or purchase the adjoining duplex for a full side-by-side investment—both featuring legal basement suites, double detached garages, separate laundry, and bright, spacious layouts with large windows. Each sits on a 25' lot and provides stable revenue in a high-demand rental area. Located steps from transit, schools, and amenities, this is a turnkey investment offering solid returns and long-term appreciation potential in sought-after Killarney.