



GRASSROOTS
REALTY GROUP

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2411 32 Street SW
Calgary, Alberta

MLS # A2265621



\$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, Garden, Level, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs, Separate Entrance, Storage		

Inclusions: none

Here's your chance to own a legally suited half duplex in one of Calgary's most coveted inner-city neighborhoods! Perfect for buyers looking to live up and rent down, or for those seeking an adaptable property with income potential. This home has been updated with new laminated floor, freshly painted and new Washer, Dryer, Fridge and Stove, also a new toilet was install. You can buy this side on its own or purchase the other half for a full duplex investment. Both feature legal basement suites, double detached garages, separate laundry for each unit, and large bright windows throughout. Each home sits on a 25' lot and currently enjoys stable, long-term tenants who'd love to stay. Nestled in the heart of Killarney, close to parks, schools, shopping, and transit, this is a rare opportunity to secure a modern, income-producing property in a premium location.