



**136 32 Avenue NE**  
**Calgary, Alberta**

**MLS # A2292766**



**\$624,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, P		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to 136 32 Avenue NE, a bungalow in the inner-city community of Highland Park situated on a massive 6,246 sq ft 50 ft wide R-CG lot. This property features an illegal basement suite with a separate entrance and a oversized heated double detached garage with a front driveway, offering excellent potential for investors, developers, or buyers looking for additional living space. The main floor offers a functional layout with a bright living room, kitchen, two bedrooms, and a full bathroom. The basement includes the illegal suite with a second kitchen, an additional bedroom, and a full bathroom. Laundry is located in a common area accessible to both levels. The roof was replaced in 2013. Outside, the large lot provides plenty of yard space along with the massive double detached garage and additional parking on the front driveway. Conveniently located with quick access to downtown via Centre Street and Edmonton Trail, along with nearby parks, schools, transit, and shopping. Just minutes to Nose Hill Park, Deerfoot Trail, and other everyday amenities.