



5224 32 Avenue NW
Calgary, Alberta

MLS # A2295852



\$999,990

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,155 sq.ft.	Age:	1970 (56 yrs old)
Beds:	8	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Stall		
Lot Size:	0.20 Acre		
Lot Feat:	Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: fireplace in the basement

Summary: This side-by-side duplex, situated on a single title, presents a premier investment or redevelopment opportunity in the highly sought-after community of Varsity. Located at the legal address of 5224 32 Ave NW, the property includes two municipal addresses: 5222 (Right Side) and 5224 (Left Side, featuring an attached double garage). **Land & Location:** The property sits on a generous 9,000 sq. ft. lot (75' frontage x 120' depth). Its prime location offers effortless access to Market Mall, the Alberta Children's Hospital, the University of Calgary, Bowmont Park, and major commuter routes including Highway 1 and Stoney Trail. **Development Potential:** With its substantial lot size and R-C2 zoning context, this property is an ideal candidate for multi-family conversion, such as townhomes, infill developments, or a fourplex. A secondary suite would be subject to approval and permitting by the city/municipality. **Secondary Suite Potential:** Both sides are well-suited for potential secondary suite applications, with parking criteria already fulfilled. **Unit Configuration:** With minimal modifications, the property can accommodate four distinct units (approx. 1,000 sq. ft. each), typically featuring 2 bedrooms, 1 bathroom, and spacious living/dining areas. **Parking:** The lot accommodates up to five parking spaces, including the double garage and three driveway stalls. **Current Layouts:** 5222 (Right Side): Features 4 bedrooms (2 up/2 down) and 2 bathrooms. Includes a separate basement entrance, large recreation area, laundry room, and kitchen, ideal for an easy two-unit conversion. 5224 (Left Side): Similar layout to 5222, with the added benefit of the attached double garage. **Mechanical & Structural Upgrades (Approximate):** Roof: 2014. Furnaces: 2010 and 2012. Windows: Select windows replaced in 2014. RPR: A 2015 Real Property Report with City Compliance is

available. Please note: The seller cannot guarantee current RPR validity as the backyard fence was replaced in 2020. Terms of Sale: The property is currently vacant and easy to show. The house and all chattels are being sold "As-Is, Where-Is." Please use the specific purchase contract provided in the supplements/documents tab.