



**420 32 Avenue NW
Calgary, Alberta**

MLS # A2132122



\$775,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	792 sq.ft.	Age:	1950 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

DP APPROVED FOR A DUPLEX WITH 2 BEDROOM LEGAL BASEMENT SUITES !! RC2 50X120 - Great investment and property at Highland Park, sitting on a fantastic inner-city R-C2 50'x120' FULL SIZE lot . Newer roofing (Nov 2019). 2 up, 1 down bedrooms with a common laundry, separate entrance, full egress basement window, private deck at back and huge fenced yard. Front 2 car tandem parking and street parking, rear detached single garage. Many recent new homes built on this fabulous block. All of this located 10 minutes to downtown, confederation park and steps to future Green Line C-train. TAKE ADVANTAGE OF THE HOT MARKET AND START BUILDING RIGHT AWAY WITH APPROVED DP OR CONSIDER THE NEW CITY OF CALGARY RE ZONING OPTIONS H-GO AND RCG THAT THIS PROPERTY FALLS UNDER AND BUILD A 4PLEX WITH LEGAL BASEMENT SUITES