



1703 32 Street SW
Calgary, Alberta

MLS # A2142708



\$930,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1951 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Other, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Water: -

Floors: Carpet, Concrete, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Full, Suite

LLD: -

Exterior: Aluminum Siding , Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: Stair lift front steps

Location…..Location…..Location Super Opportunity for Developers, Investors or homeowners alike. Shopping mall, library, c-train, restaurants, coffee shops, banking, doctors and many other amenities are at your doorstep. An easy commute to the downtown core. Developer has the potential to develop four homes on this single lot. This type of accommodation is currently being build on the adjacent lot. Currently zoned M-C2 that states: “M-C2 Multi-Residential – Contextual Medium Profile. M-C2 is a multi-residential designation that is primarily for 3 to 5 Storey apartment buildings.” As an investor the property has two rental incomes. A sperate three bedroom rental upstairs and a second enclosed one bedroom rental downstairs. As a homeowner you have either an in-law suite or a mortgage helper. What ever option you choose this location is a gem and is ready for your ideas. This area is undergoing redevelopment, The even numbers of 33rd street 1700 and the odd numbers of 32 street 1700 block were all rezoned M-C2 this is one of only two M-C2 lots remaining. There is a drone video of the area in the virtual tour link.