# \$629,000 - 324 32 Avenue Ne, Calgary

MLS® #A2205727

### \$629,000

3 Bedroom, 2.00 Bathroom, 890 sqft Residential on 0.13 Acres

Highland Park, Calgary, Alberta

This 50 ft R-CG lot in Highland Park offers a raised bungalow with a LEGAL suite in the basement and detached single garage, providing three stable rental incomes.

Main Suite: Living room, kitchen, dining area, laundry room, 2 bedrooms, and a full bath.

Basement Suite: Separate entrance, laundry, living room, kitchen with dining area, 1 bedroom, and full bath.

Additional Features: Back lane access with double parking stalls in the backyard; Numerous upgrades throughout; Detached garage for extra rental income.

Highland Park blends modern builds and well-preserved homes, offering easy access to parks, schools, shopping, and transit. Quick routes to downtown, Centre Street, and Deerfoot Trail.

Nearby schools include James Fowler High and SAIT, with golf courses, Confederation Park, Nose Hill Park, the Bow River, Telus Spark Science Centre, and Calgary Zoo all within 15 minutes.

A fantastic opportunity for both families and investors!

Built in 1949

#### **Essential Information**

MLS® # A2205727 Price \$629,000

Bedrooms 3





Bathrooms 2.00

Full Baths 2

Square Footage 890

Acres 0.13

Year Built 1949

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 324 32 Avenue Ne

Subdivision Highland Park

City Calgary

County Calgary

Province Alberta

Postal Code T2E 2G9

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Treed

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding Foundation Poured Concrete

### **Additional Information**

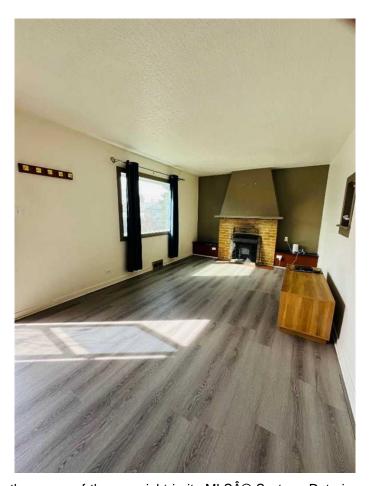
Date Listed March 26th, 2025

Days on Market 7

Zoning R-CG

**Listing Details** 

Listing Office First Place Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.