

# \$499,900 - 1207 32 Street Se, Calgary

MLS® #A2212687

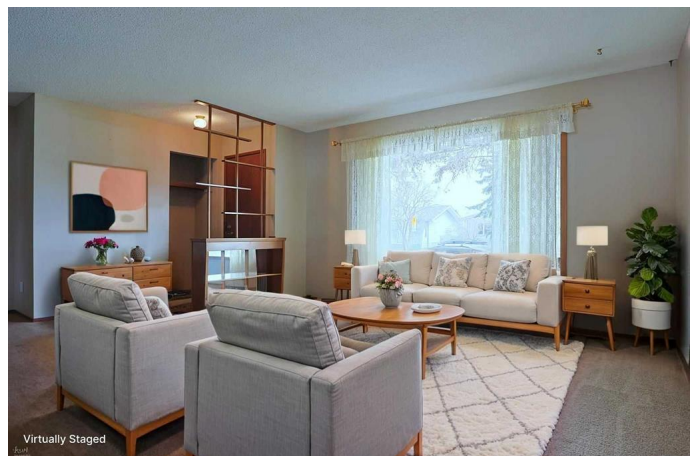
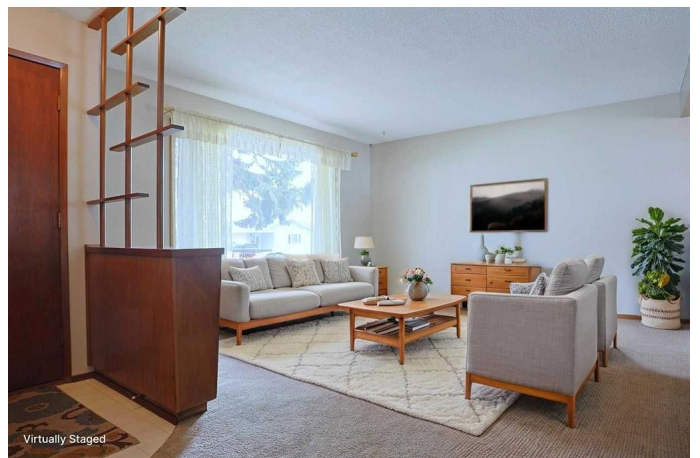
**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Here in the popular family community of Albert Park / Radisson Heights is this lovely 3 bedroom home in this prime location within walking distance to schools & neighbourhood parks. Home to the same family for the past 60 years, this warm & inviting bungalow enjoys a sunny eat-in kitchen & 2 full baths, huge lower level rumpus room, big backyard with interlocking patio, & is ready & waiting for a new family to call it their very own. Available for quick possession, youâ€™ll love the oversized living room with its built-in bookcases & great-sized windows, which leads into the West-facing dining room & kitchen with pantry, loads of cabinet space & white Frigidaire appliances. The main floor has 3 bedrooms & full bathroom, & in the hallway there is a deep cabinet for your linens & towels. The lower level has a partially finished rumpus room â€” just needs carpets, office & laundry room, bathroom with shower & lots of space for storage. The West backyard is a wonderful open spaceâ€”fully fenced & landscaped, with a terrific patio & raised garden beds, storage shed for your gardening tools & gate to the rear gravel parking pad for 2 & paved back lane. Brand new carpets on the main floor & the furnace was replaced in 2019. Only a few short minutes to neighbourhood schools & Max Bell Arena, all community amenities & easy access to Memorial Drive & International Avenue, LRT & the downtown core.



Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212687    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,015       |
| Acres          | 0.13        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1207 32 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0Z5                      |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Alley Access, Parking Pad, Outside |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Storage                                                    |
| Appliances        | Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Partially Finished                                                           |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
|-------------------|-------------------------------|

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof            | Asphalt Shingle                                                       |
| Construction    | Brick, Stucco, Wood Frame                                             |
| Foundation      | Poured Concrete                                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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