

\$924,900 - 1807 32 Avenue Sw, Calgary

MLS® #A2230350

\$924,900

4 Bedroom, 2.00 Bathroom, 791 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

50x125 FT R-CG Lot Bungalow in the heart of Marda Loop! Nestled on a quiet street with a SOUTH-FACING backyard, this property presents a rare and incredible opportunity in one of Calgary's most sought-after inner-city communities. The existing home offers 4 bedrooms and 2 bathrooms, making it ideal for families, investors, or those considering redevelopment.

Enjoy unbeatable walkability to all the amenities Marda Loop has to offer—grocery stores, restaurants, cafes, bars, boutique shops, gyms, liquor stores, and city transit—all while enjoying the peace and privacy of a low-traffic street. Located near Mount Royal University with quick access to Crowchild Trail, the location offers outstanding convenience and connectivity.

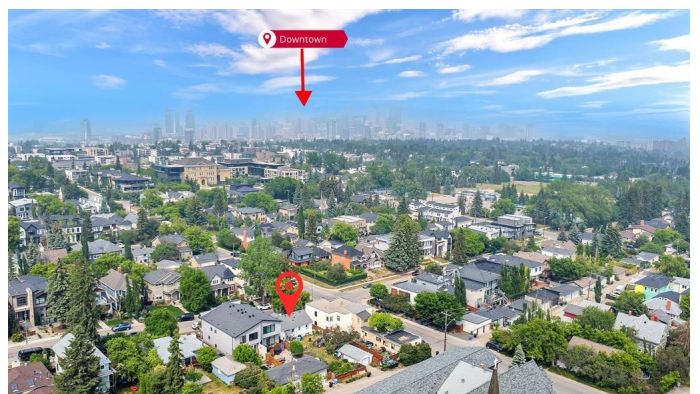
Whether you're looking to renovate, redevelop (subject to approval and permitting by the City/Municipality), or hold for the long term, this property offers endless potential in a vibrant, high-demand area. Don't miss out on this exceptional opportunity!

Built in 1948

Essential Information

MLS® # A2230350

Price \$924,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	791
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1807 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W3

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dryer, Gas Range, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage METRO
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