

# \$899,000 - 1730 32 Street Sw, Calgary

MLS® #A2224109

**\$899,000**

5 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.14 Acres

Shaganappi, Calgary, Alberta

**\*\* Possible Assembly of 100' x 125' with M-C1 Zoning-Next door is also for sale at the same price\*\*\* Attention Builders and Investors!**  
Discover your next development opportunity in the highly sought-after community of Shaganappi. This MC-1 zoned, 50' x 120' lot offers incredible potential for future development. The existing home is well-maintained and features 3 bedrooms up and 2 down, making it an excellent holding property. Enjoy the added value of an oversized double detached garage, along with a single detached garage—a rare find that adds flexibility and function. Whether you're looking to build, invest, or hold, this property checks all the boxes. Don't miss this exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods!

Built in 1950

## Essential Information

MLS® #	A2224109
Price	\$899,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.14
Year Built	1950
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1730 32 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	M-C1

### Listing Details

Listing Office	MaxWell Capital Realty
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