

# \$899,900 - 1726 32 Street Sw, Calgary

MLS® #A2203169

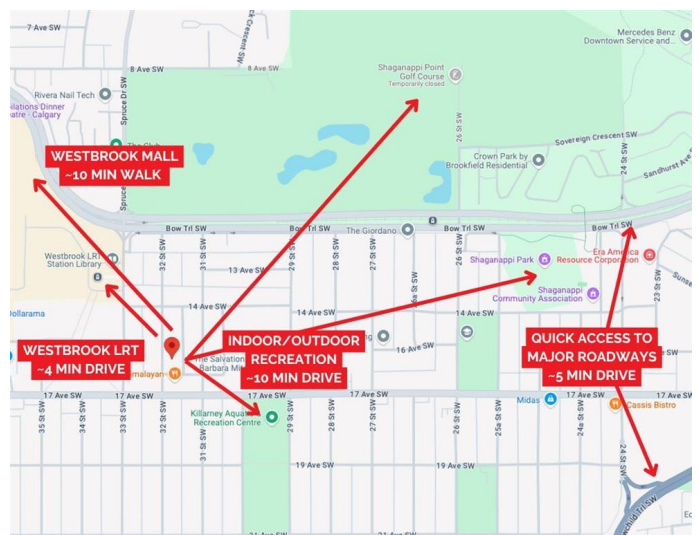
**\$899,900**

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.14 Acres

Shaganappi, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! Here is a rare investment opportunity in the sought-after community of Shaganappi! This 50 ft x 120 ft M-C1 zoned lot is perfect for redevelopment, whether you envision a duplex with suites or townhomes (subject to city approval). The existing home is a '50s era bungalow and features a 2-bed, 1-bath main floor and a 2-bed, 1-bath basement illegal suite (windows may not meet current egress requirements) - fully liveable & easily rentable while you do up plans and get your permits for development, providing an opportunity for additional rental income. The property also boasts a sizeable East-facing backyard and a single detached garage. Shaganappi is situated between the Bow River and Calgary's vibrant urban core and offers the perfect blend of natural landscapes and city conveniences. With quick access to Bow Trail, Crowchild Trail, and the West LRT, downtown Calgary is less than 10 minutes away. The area is also home to several reputable schools, including Calgary Quest School, Wildwood School, and Alexander Ferguson School, making it an appealing choice for families. This location also enjoys easy access to the University of Calgary, Alberta Children's Hospital, and Foothills Hospital. Seize this prime redevelopment opportunity in a thriving community! Don't miss your chance to invest in one of Calgary's most desirable inner-city neighbourhoods! Reach out today



for more information!

Built in 1950

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203169    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 966         |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1726 32 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1N5           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                              |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 46               |
| Zoning         | M-C1             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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