# \$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 communityâ€"don't miss your chance to invest in one of Calgary's most desirable inner-city neighbourhoods! Reach out today







### 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 16

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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