

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

MLS® #A2203169

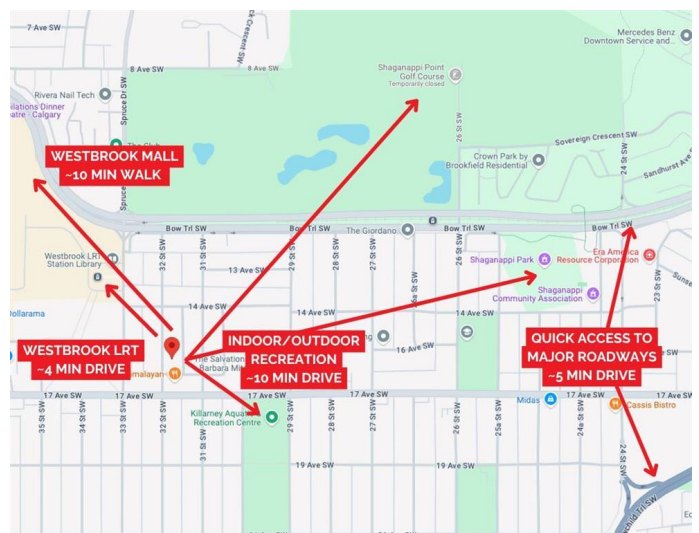
**\$899,900**

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	41
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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