

# \$474,900 - 1232 32 Street Se, Calgary

MLS® #A2236422

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

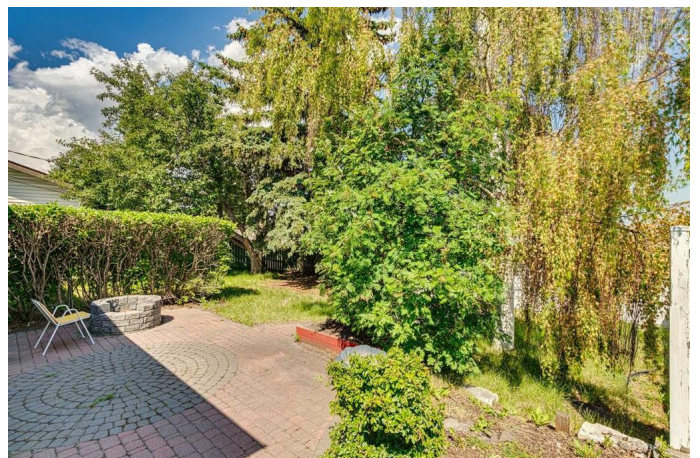
## ATTENTION DEVELOPERS FLIPPERS & INVESTORS - CORNER LOT R-CG ZONED!

This 3-bedroom bungalow sits on a spacious lot and offers tremendous potential for those looking to renovate or rebuild. The home features a functional main floor layout with great-sized windows, three bedrooms, and a full bathroom. The partially finished basement includes a large rec room, office, and an additional bathroom - offering ample space for your vision to come to life. Outside, you'll find a generous backyard that's fully fenced with mature trees, a patio, fire pit, and a double carport with paved alley access - a rare bonus! Only a few short minutes to neighbourhood schools, Max Bell Arena, community amenities, and with easy access to Memorial Drive, International Avenue, the LRT, and downtown - this location can't be beat. Don't miss this opportunity to get into a great neighbourhood and unlock the potential of this property!

Built in 1966

## Essential Information

MLS® #	A2236422
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,048



Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1232 32 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0Z4

### **Amenities**

Parking Spaces	2
Parking	Carport

### **Interior**

Interior Features	Laminate Counters
Appliances	Dryer, Electric Stove, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
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Days on Market	5
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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